

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

**STATEMENT OF PROCEEDINGS FOR THE PUBLIC HEARING MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION 500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012**  
**Tuesday, January 28, 2025**  
**9:30 AM**

Present: Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger  
 Invocation led by Father Vaughn Winters, Saint Kateri Tekakwitha Catholic Church, Santa Clarita (5),  
 Pledge of Allegiance led by Harold K. Hicks Jr., former Third Class Petty Officer, United States Navy, Los Angeles (1).  
**I. PRESENTATIONS**

Presentation of scroll to God's Pantry, in recognition of their important work in hosting food distributions, increasing food access through their culinary program, and offering supportive services, as arranged by Supervisor Solis.

Presentation of scrolls to Second District Community Budget Group: A Participatory Budget Pilot, honoring co-governance and community leadership, as arranged by Supervisor Mitchell.

Presentation of scroll to the Community Brigade, in partnership with the Los Angeles County Fire Department, for their heroic actions and support during the Franklin and Palisades Fires, as arranged by Supervisor Horvath.

Presentation of scrolls to the 605 All Star Band, in recognition of their outstanding performance in the 136th Rose Parade on January 1, 2025, as arranged by Supervisor Hahn.

Presentation of scrolls to Eaton Fire community heroes, as arranged by Supervisor Barger. (25-0555)

**II. SET MATTER 11:00 AM**

**Set Report on Continuum of Care for Mental Health and Substance Use Disorder Matter Beds**

1. Report by the Director of Mental Health, and other relevant Departments, on the Continuum of Care for mental health and substance use disorder beds, as requested at the Board meeting of May 2, 2023. (Continued from the meetings of 9-17-24, 12-10-24 and 1-14-25) (23-1834)  
 Interested person(s) submitted written testimony.

By Common Consent, there being no objection, this item was continued to March 18, 2025.

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**III. PUBLIC HEARINGS 2 - 9**

**2.Hearing on Annexation and Levying of Assessments for County Lighting Districts in the Unincorporated Area of Castaic**

Hearing on the annexation of the single-lot project known as L 038-2020 located in the unincorporated area of Castaic (5), to County Lighting Maintenance District (CLMD)1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone; order the tabulation of assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed assessments; and if there is no majority protest, adopt a resolution ordering annexation of the single-lot territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal Year 2025-26; and adopt joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of single-lot territory to CLMD 1687, as approved by the nonexempt taxing agencies. (Department of Public Works) (Continued from the meeting of 12-10-24) (24-4689)  
 The Department of Public Works submitted a written statement for the record.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Elaine Kunitake, Assistant Deputy Director, Department of Public Works, was present. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. Correspondence was received.

By Common Consent, there being no objection, the Board closed the public hearing and instructed the Executive Officer of the Board to tabulate the assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed annexation and levying of annual assessments; and tabled the matter for later in the meeting for a report on the tabulation of the ballots and decision.

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

Later in the meeting, after tabulating the ballots, the Executive Officer reported that a determination was made that no majority protest exists against the proposed annexation and levying of assessments of single-lot territory L 038-2020 within the unincorporated area of Castaic to County Lighting Maintenance District (CLMD) 1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone.

After discussion, on motion of Supervisor Solis, seconded by Supervisor Horvath, the Board took the following actions:

- Made a finding that the annexation and assessments are for the purposes of meeting operating expenses, purchasing supplies, equipment or materials, meeting financial reserve needs and requirements, and obtaining funds for capital projects, including the operation and maintenance of streetlights necessary to maintain service within the proposed annexation territory;
- Made a determination that no majority protest exists against the proposed annexation and levying of assessments;
- Adopted a resolution ordering annexation of single-lot territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal

Year (FY) 2025-26; and the annexation and the exchange of property tax revenues shall not become effective unless the legal description for the annexed territory is approved as to definiteness and certainty by the Assessor, with the adoption of the resolution ordering annexation to constitute the levying of assessments in FY 2025-26; and

4. Adopted joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of single-lot territory to CLMD 1687, as approved by the nonexempt taxing agencies.

Said motion was duly carried by the following vote:

Ayes:4 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath and Supervisor Hahn  
 Absent:1 -Supervisor Barger

**3.Hearing on Annexation and Levying of Assessments for County Lighting Districts in the Unincorporated Area of Covina**

Hearing on the annexation of approved tentative subdivision project known as Tract No. 83183 located in the unincorporated area of Covina (1), to County Lighting Maintenance District (CLMD) 1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone; order the tabulation of assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed assessments; and if there is no majority protest, adopt a resolution ordering annexation of the approved tentative subdivision territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal Year 2025-26; and adopt joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of subdivision territory to CLMD 1687, as approved by the nonexempt taxing agencies. (Department of Public Works) (24-5589)  
 The Department of Public Works submitted a written statement for the record.

All persons wishing to testify were sworn in by the Executive Officer of the Board. Elaine Kunitake, Assistant Deputy Director, Department of Public Works, was present. Opportunity was given for interested persons to address the Board. No interested persons addressed the Board. Correspondence was received.

By Common Consent, there being no objection, the Board closed the public hearing and instructed the Executive Officer of the Board to tabulate the assessment ballots submitted and not withdrawn, in support of, or in opposition to, the proposed annexation and levying of annual assessments; and tabled the matter for later in the meeting for a report on the tabulation of the ballots and decision.

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

Later in the meeting, after tabulating the ballots, the Executive Officer reported that a determination was made that no majority protest exists against the proposed annexation and levying of assessments of tentative subdivision territory Tract No. 83183 within the unincorporated area of Covina to County Lighting Maintenance District (CLMD) 1687 and County Lighting District Landscaping and Lighting Act-1 (CLD LLA-1), Unincorporated Zone.

After discussion, on motion of Supervisor Solis, seconded by Supervisor Hahn, the Board took the following actions:

- Made a finding that the annexation and assessments are for the purposes of meeting operating expenses, purchasing supplies, equipment, or materials, meeting financial reserve needs and requirements, and obtaining funds for capital projects, including the operation and maintenance of streetlights necessary to maintain service within the proposed annexation territory;
- Made a determination that no majority protest exists against the proposed annexation and levying of assessments;
- Adopted a resolution ordering annexation of approved tentative subdivision territory to CLMD 1687 and CLD LLA-1, Unincorporated Zone, confirming a diagram and assessment and levying of assessments within the annexed territory for Fiscal Year (FY) 2025-26; and the annexation, levying of assessments, and the exchange of property tax revenues shall not become effective unless the legal description for the annexed territory is approved as to definiteness and certainty by the Assessor, with the adoption of the resolution ordering annexation to constitute the levying of assessments in FY 2025-26; and
- Adopted joint resolutions between the Board and other taxing agencies approving and accepting the negotiated exchange of property tax revenues resulting from the annexation of subdivision territory to CLMD 1687 as approved by the nonexempt taxing agencies.

Said motion was duly carried by the following vote:

Ayes:4 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath and Supervisor Hahn  
 Absent:1 -Supervisor Barger

**4.Hearing on Annual Pass-Through Five-Year Water Rate Adjustment**

Hearing on adoption of a resolution, acting as the Governing Body of the Waterworks Districts and the Marina del Rey Water System (County Districts) (2, 3 and 5), to adopt a schedule of water rates, effective for service provided on February 1, 2025, and authorizing the Director of Public Works to adjust the water rates annually over a five-year period to pass-through cost increases due to inflation and/or the cost of purchasing water from the wholesale water agencies serving the County Districts; authorize the Director of Public Works to amend the Rules and Regulations of the County Districts to adjust the water rates annually over a five-year period and to implement the water rate changes effective at least 30 days after adjustment notices are sent to customers; if no majority written protest exists against the proposed plan, adopt the resolution; and find the purpose of adjustments to the water rates shown in County Districts are

to meet the operating expenses necessary to maintain service within existing service areas and are exempt from the California Environmental Quality Act. (Department of Public Works) 4-VOTES (25-0576)

Correspondence was received.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was referred back to the Department.

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**5.Hearing on Amendments to Power Purchase Agreements for Renewable Energy Systems**

Hearing on the amendments to Power Purchase Agreements (PPAs) for the expansion of renewable energy systems at two County facilities to increase the amounts of the PPAs by no more than 10% of the original PPA amount for each PPA as a contingency for additional, unforeseen project cost increases and authorize the Director of Internal Services to execute the amendments; adopt the Mitigated Negative Declaration (MND) California Environmental Quality Act Guidelines 15070(b), 15074 California Public Resources Code 21080 (c); find that the MND for the expansion of renewable energy systems at two County facilities, along with any comments received during the public review process, reflects the independent judgment and analysis of the Board, and that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation, and that, on the basis of the whole record before the Board, that there is no substantial evidence the project may have a significant effect on the environment, and find that the proposed project has no effect on fish and wildlife. (Internal Services Department) (25-0575)  
 All persons wishing to testify were sworn in by the Executive Officer of the Board. Opportunity was given for interested persons to address the Board. Eric Preven addressed the Board. Correspondence was received.

On motion of Supervisor Horvath, seconded by Supervisor Solis, the Board closed the public hearing and took the following actions:

1. Adopted the Mitigated Negative Declaration (MND), California Environmental Quality Act Guidelines 15070(b), 15074, California Public Resources Code 21080(c), made a finding that the MND for the expansion of renewable energy systems at two County facilities, along with any comments received during the public review process, reflects the independent judgment and analysis of the Board, made a finding that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation, and that, on the basis of the whole record before the Board, that there is no substantial evidence the project may have a significant effect on the environment, and made a finding that the proposed project has no effect on fish and wildlife, and authorized the Director of Internal Services to complete and file a Certificate of Fee Exemption for the project with the Registrar-Recorder/County Clerk; and

2. Authorized the Director of Internal Services to execute amendments not to exceed 10% more than the original Power Purchase Agreement (PPA) amount for each PPA as a contingency for additional, unforeseen project cost increases.

Said motion was duly carried by the following vote:

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**6.Hearing on Project No. PRJ2022-004615-(2 and 4), South Bay Area Plan Project**

Hearing on the South Bay Area Plan (SBAP) Project No. PRJ2022-004615-(2 and 4), Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, General Plan Amendment No. RPPL2022014509, Zone Change No. RPPL2023004725, Environmental Assessment No. RPPL2022014512, and the associated amendments to the General Plan and its accompanying Land Use Policy Map, County Code, Title 22 - Planning Zoning, including the zoning map, and the West Carson Transit Oriented District (TOD) Specific Plan, collectively known as the Project, the SBAP is a component of the General Plan that guides development in the eight unincorporated communities within the South Bay Planning Area (Planning Area) over the next 20 years, including Alondra Park/EI Camino Village, Del Aire, Hawthorne Island, La Rambla, Lennox, West Carson, Westfield/Academy Hills, and Wiseburn; the associated amendments to the General Plan, County Code Title 22 and West Carson TOD Specific Plan implement the goals and policies in the SBAP and maintain consistency between the General Plan, the SBAP, and the SBAP's implementing documents, the proposed General Plan Land Use Policy Map amendments will establish the long-range vision for the general intended uses within the Planning Area, as well as development density, the proposed Zoning Map amendments implement that vision on a parcel-level through zoning that regulates specific allowable uses and development standards, State law requires that the Zoning Map be consistent with the Land Use Policy Map, the Project proposes land use and zoning changes in the following categories: Housing Element land use and zoning changes, technical changes, and Opportunity Areas; the Housing Element identifies a list of sites in the South Bay Planning Area that must be redesignated by 2025 in accordance with the County's Regional Housing Needs Allocation shortfall, total of 94 properties are proposed to be redesignated to accommodate 5,361 potential units, technical changes are proposed for 2,511 properties in the Planning Area to fix inconsistencies between land use and zoning designations, reflect existing conditions on the ground, and ensure consistency with the General Plan Land Use Policy legend, opportunity Areas implement the SBAP's and General Plan's goals to increase housing opportunities, focus growth in areas near transit, and transition underutilized sites to ensure compatibility with surrounding uses and reflect changing development patterns, the northeastern portion of the Del Aire community is identified as an opportunity area in the General Plan and as such, a total of 283 properties in the community of Del Aire are selected for land use and zoning changes because of their proximity to high quality transit, land use and zoning changes are proposed for an additional 13 properties identified as opportunity areas in the Planning Area as they are vacant, underutilized, and/or incompatible with adjacent established uses, these changes will facilitate the transition of these sites to uses that reflect surrounding development patterns, the Project also amends County Code, Title 22 to establish the South Bay Planning Area Standards District (PASD)

with two new Community Standards Districts (CSDs) for the communities of Del Aire and Wiseburn and six reserved CSDs for potential future community-specific development standards for the communities of Alondra Park/EI Camino Village, Hawthorne Island, La Rambla, Lennox, West Carson, and Westfield/Academy Hills, the PASD establishes new areawide standards for residential, commercial, industrial, and mixed use development, addressing issues such as landscaping, lighting, and setback requirements, the Project also amends the West Carson TOD Specific Plan to move regulations and development standards from the Specific Plan into County Code, Title 22, while other non-regulatory information remains in the Specific Plan outside of County Code, Title 22, the northern boundary of the Specific Plan is proposed to be expanded to include parcels associated with the Alpine Village property, along with this change, the existing Light Industrial land use policy is proposed to be updated to General Commercial and the new Alpine Village Zone designation for the parcels is being established, these proposed changes are intended to help protect the existing historic landmark on the site while also accommodating future commercial and non-residential uses, as a lead agency under the California Environmental Quality Act, the Board will consider the effects of the Project as shown in the Final Programmatic Environmental Impact Report (PEIR), will consider certification of the Final PEIR with Alternative E - Reduced Density in Del Aire (H30 to H18), and will consider adoption of the associated Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. (On October 31, 2024, the Regional Planning Commission recommended approval of this project.) (Department of Regional Planning) (Continued from the meeting of 1-21-25) (25-0028)  
 All persons wishing to testify were sworn in by the Executive Officer of the Board. Amy Bodek, Director of Regional Planning, made a presentation and responded to questions posed by the Board. Connie Chung, Deputy Director, Department of Regional Planning, was also present. Opportunity was given for interested persons to address the Board. Jason Joseph, Briana Eagan, Toby Muresianu, Eric Preven, Anna Lee, Keith Pittluck, Cynthia Babich, Andrew Salimian, Courtney Miles, Mahdi Manji, Sean Kearney, Jacob Pierce, Scott Epstein, and William Frankenfeld addressed the Board. Correspondence was received.

After discussion, on motion of Supervisor Mitchell, seconded by Supervisor Hahn, the Board closed the public hearing and took the following actions:

1. Certified that the Final Programmatic Environmental Impact Report (PEIR), Environmental Assessment No. RPPL2022014512, with Alternative E - Reduced Density in Del Aire (H30 to H18) for the South Bay Area Plan, Project No. PRJ2022-004615-(2 and 4) (Project), has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; made a finding that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopted the Mitigation Monitoring Program (MMP), finding that the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and made a determination that the significant adverse effects of the Project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;

2. Indicated its intent to approve the Project, Advance Planning Case No. RPPL2022014508, Advance Planning Case No. RPPL2022014509, General Plan Amendment No. RPPL2023004724, Zone Change No. RPPL2023004725, Environmental Assessment No. RPPL2022014512, as recommended by the Regional Planning Commission; and

3. Instructed County Counsel to prepare the necessary final documents for the Project for the Board's consideration.

Said motion was duly carried by the following vote:

Ayes:4 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath and Supervisor Hahn  
 Absent:1 -Supervisor Barger

**7.Hearing on Project No. 2023-001700-(2 and 3), The Westside Area Plan Project**

Hearing on the Westside Area Plan (WSAP) Project No. 2023-001700-(2 and 3), Advance Planning Case No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, Environmental Assessment No. RPPL2023002449, and the associated amendments to the General Plan and its accompanying Land Use Policy Map, County Code, Title 22 - Planning and Zoning, including the zoning map, the WSAP is a component of the General Plan that guides development in the seven unincorporated communities within the Westside Planning Area (Planning Area) over the next 20 years including Ladera Heights and View Park/Windsor Hills, Marina del Rey, Ballona Wetlands, West Los Angeles (Sawtelle Veterans Affairs), West Fox Hills, Franklin Canyon, and Gilmore Island; the associated amendments to the General Plan and County Code, Title 22 implement the goals and policies in the WSAP and maintain consistency between the General Plan, the WSAP, and the WSAP's implementing documents, the proposed General Plan Land Use Policy Map amendments will establish the long-range vision for the general intended uses within the Planning Area, as well as development density, the proposed Zoning Map amendments implement that vision on a parcel-level through zoning that regulates specific allowable uses and development standards, state law requires that the Zoning Map be consistent with the Land Use Policy Map, the Project proposes land use and zoning in the following categories: Housing Element land use and zoning changes, administrative changes, and Opportunity Areas; the Housing Element identifies a list of sites in the Westside Planning Area that must be redesignated by 2025 in accordance with the County's Regional Housing Needs Allocation shortfall, a total of 62 properties are proposed to be redesignated to accommodate 5,548 potential units, administrative changes are proposed for 810 properties in the Planning Area to fix inconsistencies between land use and zoning designations, reflect existing conditions on the ground, and ensure consistency with the General Plan Land Use Policy legend, the land use changes for the Opportunity Sites implement the WSAP's and General Plan's goals to increase housing diversity and commercial options along major corridors and near transit, increase housing opportunities, bring diverse land uses in proximity to residential

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

neighborhoods, promote walkable communities, and focus growth in areas with existing infrastructure while preserving the community's character and culture, there are 10 Opportunity Sites, the Project amends County Code, Title 22 to establish the Westside Planning Area Standards District (PASD) with two new Community Standards Districts (CSDs) for the communities of Ladera Heights and View Park/Windsor Hills and one reserved CSD for potential future community-specific development standards for the unincorporated Del Rey, the PASD establishes new areawide standards for residential and mixed-use development, addressing issues such as landscaping, lighting, and setback requirements, as a lead agency under the California Environmental Quality Act, the Board will consider the effects of the Project as shown in the Final Programmatic Environmental Impact Report (PEIR), will consider certification of the Final PEIR, and will consider adoption of the associated Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program. (On October 23, 2024, the Regional Planning Commission recommended approval of this project.) (Department of Regional Planning) (Continued from the meeting of 1-21-25) (25-0006)

**All persons wishing to testify were sworn in by the Executive Officer of the Board. Amy Bodek, Director of Regional Planning, made a presentation and responded to questions posed by the Board. Connie Chung, Deputy Director, Department of Regional Planning, was also present. Opportunity was given for interested persons to address the Board. David Oliver, Andrew Sallimian, Alecia Molezion-Smith, Angela Sherick Bright, Diana Zimmerman, Catharine Cottles, Michelle Ballard, Tracie Lyons, Toni McDonald Tabor, Toby Muresianu and Andrea Alexander addressed the Board. Correspondence was received.**

**After discussion, on motion of Supervisor Mitchell, seconded by Supervisor Horvath, the Board closed the public hearing and took the following actions:**

**1. Instructed the Director of Regional Planning to prepare development standards for the soon to be established Community Standards Districts (CSD) for Ladera Heights and View Park/Windsor Hills that contribute to preserving and enhancing the unique characteristics of these neighborhoods, the CSD, as the name implies, for each community should focus on development standards, not uses or density, and not regulate issues of Countywide importance, the development standards shall be informed by comprehensive and meaningful engagement with community stakeholders, the CSD should be developed in conjunction with the development of the capital improvement plan for the Westside Planning Area, if not sooner;**

**2. Certified that the Final Program Environmental Impact Report (PEIR), Environmental Assessment No. RPPL2023002449 for the Westside Area Plan, Project No. 2023-001700-(2 and 3) (Project), has been completed in compliance with the California Environmental Quality Act and reflects the independent judgment and analysis of the County; made a finding that the Board has reviewed and considered the information contained in the Final PEIR prior to approving the Project, adopted the Mitigation Monitoring Program (MMP), finding that the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation; and made a determination that the significant adverse effects of the Project have either been reduced to an acceptable level or are outweighed by the specific overriding considerations of the Project, as outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated by reference;**

**3. Indicated its intent to approve the Project, Advance Planning Case No. RPPL2023002448, General Plan Amendment No. RPPL2023002433, Zone Change No. RPPL2023002450, as recommended by the Regional Planning Commission, except that the following provisions of County Code, Title 22 - Planning and Zoning amendments be modified:**

**References to West Fox Hills be changed to Unincorporated Del Rey;**

**All proposed standards and corresponding figures in Section 22.322.090.B of the Ladera Heights CSD be deleted;**

**All proposed standards and corresponding figures in Section 22.322.100.B of the View Park/Windsor Hills CSD be deleted; and**

**4. Instructed County Counsel to prepare the final documents for the Project for the Board's consideration.**

**Said motion was duly carried by the following vote:**

Ayes:4 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath and Supervisor Hahn  
Absent:1 -Supervisor Barger

**8. Hearing on Project No. PRJ2023-003193-(All Districts) Amending County Code, Title 2 - Administration and Title 22 - Planning and Zoning for the Tune Up Series 003 Ordinance**

Hearing on Project No. PRJ2023-003193-(All Districts) and Advance Planning Case No. RPPL2023004662, amending County Code, Title 2 - Administration and Title 22 - Planning and Zoning with the Title 22 Tune Up Series 003 Ordinance (Ordinance), to make modifications where necessary to correct discrepancies, typographical errors and outdated and redundant provisions including, but not limited to, removing outdated language regarding Regional Planning Commission advisory membership (Chapter 2.108 - Regional Planning Commission); clarifying definitions (Section 22.14.160 - P) and provisions (Section 22.246.090) of the Public Art in Private Development Program; illustrating provisions for Fences and Walls (Section 22.110.070); correcting procedures for modifying or removing required fences and walls for Outdoor Storage (Section 22.140.430); correcting Commercial Zone Accessory Use code references (Section 22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R) for Home-Based Occupations (Section 22.140.290); correcting typographical errors (Sections 22.20.050 - Development Standards for Zones C-H, C-1, C-2, C-3, and C-M; 22.166.050 - Discretionary Housing Permit; 22.196.010 - Applicability (Yard Modifications); 22.312.080 - Area-Specific Development Standards (Castaic Area Community Standards District); and Chapter 22.140 - Standards for Specific Uses); correcting outdated names of County offices (Sections 22.22.080-Development Standards

for Zone M-2.5; 22.124.090 - Process for Designation of a Landmark; 22.124.100 - Process for Designation of a Historic District; 22.222.290 - Bonds and Insurance; 22.240.050 - Fee for Appeals; 22.250.010 - Filing Fees and Deposits; and 22.250.040 - eRecording Fee); correcting the qualifying zones for Parking as a Transitional Use (Section 22.140.440); clarifying Procedures for Appeals and Calls for Review (Section 22.240.060); clarifying the Director's authority to withdraw or revise interpretations (Section 22.234.020); streamlining the administration of a Supplemental Fee Agreement (Section 22.262.040); administratively re-formatting Community Standards Districts to conform with the Planning Areas Framework of the General Plan (Division 10 - Planning Area and Community Standards Districts); clarifying the prohibition of incidental walkways in landscaped buffers in the Altadena Community Standards District (22.306.070 - Zone-Specific Development Standards); and correcting errors in the Florence-Firestone Transit-Oriented District Specific Plan Zones and Development Standards (Chapter 22.418); additionally, find that the adoption of this Ordinance is exempt from the California Environmental Quality Act (Class 5 and Section 15061(b)(3)). (The Regional Planning Commission recommended approval of this project.) (Department of Regional Planning) (Continued from the meeting of 12-10-24) (24-5471)  
**Correspondence was received.**

**On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was continued to February 25, 2025.**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**9. Hearing on Project No. PRJ2021-002039-(All Districts) the General Plan Safety Element Amendment**

Hearing on Project No. PRJ2021-002039-(All Districts), Plan Amendment No. RPPL2024003096, to approve the General Plan Safety Element Amendment to identify residential developments in any hazard area identified in the Safety Element that do not have at least two emergency evacuation routes in compliance with Government Code Section 65302, subdivision (g)(5); and consider the Addendum to the Negative Declaration for PRJ2021-002039-(All Districts) Safety Element update, Environmental Assessment No. RPPL2024004068, along with the previously adopted Negative Declaration, prior to making a final decision on the Project. (Department of Regional Planning) (25-0504)  
**Correspondence was received.**

**On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was continued to February 25, 2025.**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**IV. ADMINISTRATIVE MATTERS 10 - 11 BOARD OF SUPERVISORS**

**10. After Action Report for the January 2025 Windstorm and Critical Fire Events**

Recommendation as submitted by Supervisors Barger and Horvath: Instruct County Counsel, in consultation with the Sheriff, Fire Chief and the Director of the Office of Emergency Management, to retain a consultant with subject matter expertise, to review the evacuation policies and emergency alert notification systems utilized by the County and its partners in responding to the Palisades and Eaton Fires, to review what the County, including the Sheriff, Fire Chief, and the Director of the Office of Emergency Management, did in terms of the evacuation efforts; and prepare and present a progress report back to the Board in writing in 90 days, and every 90 days thereafter, until the consultant has completed a comprehensive review. (25-0615)  
**Interested person(s) submitted written testimony.**

**On motion of Supervisor Hahn, seconded by Supervisor Solis, this item was duly carried by the following vote:**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**Community Services**

**11. Annual Abatement of Hazardous Vegetation**

Recommendation: Acting as the Governing Body of the County and the Consolidated Fire Protection District, adopt a resolution and establish the following dates, times, and locations for Hearings of Protest before the Weed Abatement and Brush Clearance Referees; and set March 25, 2025 at 9:30 a.m. for Public Hearing on a Weed Abatement and Defensible Space Clearance Program: (Department of Agricultural Commissioner/Weights and Measures and Fire Department) (Continued from the meeting of 1-14-25)

February 15, 2025, from 9:30 a.m. until 12:00 p.m. located at 5757 South Fairfax Avenue, Los Angeles;

February 18, 2025, from 5:00 p.m. until 8:00 p.m. located at 30001 Ladyface Court, Agoura Hills;

February 19, 2025, from 9:30 a.m. until 12:00 p.m. located at 12300 Lower Azusa Road, Arcadia;

February 19, 2025, from 5:00 p.m. until 8:00 p.m. located at 1234 Valencia Avenue, Hacienda Heights;

February 20, 2025, from 9:30 a.m. until 12:00 p.m. located at 335 East Avenue K-10, Lancaster;

February 22, 2025, from 9:30 a.m. until 12:00 p.m. located at 23920 Valencia Boulevard, Santa Clarita; and

February 25, 2025, from 5:00 p.m. until 8:00 p.m. located at 5504 Crestridge Road, Rancho Palos Verdes. (25-0212)  
**Interested person(s) submitted written testimony.**

**On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was continued to February 18, 2025.**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**V. GENERAL PUBLIC COMMENT 12**

**12. Opportunity for members of the public to address the Board on items of interest that are within the subject matter jurisdiction of the Board.**

**Eric Preven, Anna Lee, Nick Kolev, and Kadeem Booth addressed the Board. Interested person(s) also submitted written testimony. (25-0794)**

**Additions to the agenda which were posted more than 72 hours in advance of the meeting, as indicated on the supplemental agenda. (12-9995)  
13-A. Los Angeles County Fire Recovery Fund**

**Revised** recommendation as submitted by Supervisors Horvath and Barger: Approve the Chief Executive Officer's recommendations in her January 21, 2025 report entitled, "Report Back on Ratification of Proclamation of Local Emergency, Curfew Order, and Local Health Emergency Declaration for the January 2025 Windstorm and Critical Fire Events (Item No. 31-A, Agenda of January 14, 2025)" (Report), and direct the Chief Executive Officer to launch the Los Angeles County Fire Recovery Fund (Fund) to provide direct cash aid to homeowners, renters, business owners, workers, and other impacted community members in the Fire Events, the Fund will provide immediate, temporary assistance to impacted residents until longer term State and Federal recovery resources become available, and reallocate \$32,200,000 in American Rescue Plan Act (ARPA) enabled funding to support residents, workers, and small businesses (including nonprofits), assistance will prioritize residents who have lost their homes, as described in the Report, to the Fund; instruct the Director of Consumer and Business Affairs, in collaboration with the Chief Executive Officer, and in consultation with the Executive Director of Racial Equity, and the Poverty Alleviation Initiative, to administer the Fund on behalf of the County, including developing a simplified application, providing program administration services, directly distributing funds to eligible residents prioritizing those most impacted, providing technical assistance, tracking and reporting how funds are distributed, and authorize the Director of Consumer and Business to amend existing contracts, enter into new contracts, launch and administer the Fund, and in administering the Fund, follow the overarching principles identified in the Report, and use the criteria attached to the Report, and all applications materials and outreach related to the Fund must be culturally and linguistically competent; and take the following actions:

Authorize the Director of Consumer and Business Affairs to negotiate, execute, and amend, as necessary, agreements to implement and advance the above, and the Board shall waive the requirements of Board Policy No. 5.100 for these agreements for up to three years to implement the Fund;

Instruct the Directors of Consumer and Business Affairs and Economic Opportunity, to report back to the Board in writing in seven days with an update on the implementation progress and an estimated timeline for launching and funding applications, these Funds should first fund and prioritize those most immediately and directly impacted by the Fire Events; and provide regular updates to the Board on the progress on implementing and disbursing all Funds to support residents, workers, and small businesses;

To the extent the Chief Executive Officer, and the Directors of Economic Opportunity and Consumer and Business Affairs have taken any actions including, but not limited to, executing contracts, to launch the Funds described above after the filing of the Report, but before the approval of this motion, ratify such actions; and

Direct the Chief Executive Officer to continue to identify available County dollars that can be repositioned to support victims of the fires. (25-0739)

**Colin Campbell addressed the Board. Interested person(s) also submitted written testimony.**

**Supervisors Horvath and Barger revised their joint motion as detailed above.**

**On motion of Supervisor Hahn, seconded by Supervisor Solis, this item, as revised, was duly carried by the following vote:**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**13-B. Water Supply and Resiliency of Waterworks District 29 Infrastructure**

Recommendation as submitted by Supervisor Horvath: Instruct the Director of Public Works to report back to the Board in writing within 30 days with the following:

Progress of retaining a consultant to review and prepare an independent after-action report on performance issues, if any, that have arisen in connection with Waterworks District 29 (District) facilities and operations during the Palisades Fire;

Identification of any system improvements (capital projects, system hardening, interconnections, and protocols) referenced in the District capital plan, Woolsey Fire After Action report, and the 2013 Waterworks District 29 "master plan," for each item referenced in the master plan, include the project rationale, prioritization, relation to fire suppression, approval status for each government entity, originally planned project timeline, and specify whether the implementation of the project was delayed and the reasons for delays in project delivery;

Description of the District's funding streams, funding allocated for ongoing projects, future upgrades, maintenance and operations, and future funding needs; and

Identification of any administrative, environmental, and permitting challenges that may have delayed or inhibited project delivery, as well as recommendations for local, State, or Federal reforms or regulatory streamlining to accelerate these resiliency investments; and

Instruct the Director of Public Works to report back to the Board in writing within 90 days with an assessment of current capital plans for the District, including a financial analysis to determine the resources needed for full implementation of the current capital plans, and a proposed schedule and strategy for updating these plans to enhance fire safety from urban wildfires. (25-0742)

**Colin Campbell addressed the Board. Interested person(s) also submitted written testimony.**

**On motion of Supervisor Hahn, seconded by Supervisor Solis, this item was duly carried by the following vote:**

Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**13-C. Los Angeles County Recovery Efforts and Building Urgency into Implementation of Long-Term Disaster Support**

**Revised** recommendation as submitted by Supervisors Barger and Horvath: Acting as the Governing Body of the County, Los Angeles County Development Authority, the Regional Park and Open Space District, the Los Angeles County Consolidated Fire Protection District, the Los Angeles County Lighting Maintenance District, the Los Angeles County Flood Control District, the Los Angeles County Waterworks Districts, and the Consolidated Sewer Maintenance District, take the following actions to facilitate efforts to respond to and recover from the Los Angeles (LA) County Fires:

1. Find that each of the directives, actions, activities, and projects encompassed by this motion and the enclosed resolution including, but not limited to, response, recovery, repair, replacement, and construction activities, are critically needed to respond to, and recover from the emergency related to the LA County Fires, and are exempt from the California Environmental Quality Act;

2. Approve an exception to the County's grant policy by authorizing the Chief Executive Officer to accept grants including, but not limited to, from the Natural Resources Conservation Service, the Federal Emergency Management Agency, the Federal Environmental Protection Agency, the California Environmental Protection Agency, the California Department of Transportation, the Federal Highway Administration, the California Energy Commission, the California Public Utilities Commission and the California Office of Emergency Services, and any other necessary State, Federal, and local agencies, public entities, and private entities, to secure funds for actions and projects required because of the exigent and/or emergency conditions created by the LA County Fires;

3. Request the Assessor, and instruct the Treasurer and Tax Collector, to continue their efforts to inform property owners of the importance of filing a Misfortune and Calamity Claim, including the impact to the deferral of property taxes; request the Assessor to initiate reassessments notwithstanding whether a Misfortune and Calamity Claim has been filed where the property damage exceeds \$10,000, pursuant to Section 170(a) of the Revenue and Taxation Code and County Code Title 4 - Revenue and Finance, Chapter 4.64.020, this information could come from the Fire Department's records or aerial photographs;

4. Request the Assessor to report back to the Board in writing in 60 days on the number of affected property owners who filed Misfortune and Calamity Claims.

5. Find, in accordance with California Public Contract Code Section 22050, and based on substantial evidence, that public interest and necessity demand immediate action by the Director of Public Works to respond to, and recover from the LA County Fires including, but not limited to, the repair, restoration, and replacement of buildings, structures, roads, bridges, roadway drainage, flood control facilities, sewer facilities and other property and public infrastructure impacted by the LA County Fires; the removal of sediment from debris basins, debris dams, and major dams, including, but not limited to, Devil's Gate, Eaton Wash and Sierra Madre, with watershed areas burned by the LA County Fires or that may otherwise be impacted by the LA County Fires; the construction of temporary and permanent debris mitigation measures and structures; and any other directly related and immediate action required to address those conditions for the public health and safety as determined by the Director of Public Works, including entering into or amending existing contracts without giving notice to let bids for contracts where there are exigent or emergency circumstances; find that the exigent or emergency conditions will not permit the delay that would result if such actions were performed pursuant to a contract procured through a competitive solicitation for bids, and that such actions are necessary to save lives, protect public health and safety, protect improved property, and eliminate or lessen an immediate threat of additional impacts and damage; and further delegate authority to the Director of Public Works to enter into, amend, and terminate, for convenience, new contracts, after solicitation in compliance with applicable Federal, State, and County laws, regulations, and executive orders, for response to, or recovery from, the LA County Fires.

6. Authorize the Director of Public Works, acting as the County Engineer, the Road Commissioner, the Chief Engineer of the County Flood Control District, and the administrator of the Los Angeles County Waterworks Districts and the Consolidated Sewer Maintenance District, to carry out the following emergency activities to respond to, and recover from, the LA County Fires:

a. Repair, restore, or replace buildings, structures, roads, bridges, roadway drainage, flood control facilities, water supply facilities, sewer facilities, and other public infrastructure impacted, damaged, or destroyed by the LA County Fires; remove sediment from debris basins, debris dams, and major dams, including, but not limited to, Devil's Gate, Eaton Wash and Sierra Madre, with watershed areas burned by the LA County Fires or that may otherwise be impacted by the LA County Fires; construct temporary and permanent debris mitigation measures and structures; and take any other directly related and immediate action required to respond to, and recover from, the LA County Fires for the public health and safety as determined by the Director of Public Works,

including entering into or amending existing contracts without giving notice to let bids for contracts where there are exigent or emergency circumstances, and authorize the Director of Public Works to enter into, amend, and terminate for convenience new contracts, after solicitation in compliance with applicable Federal, State, and County laws, regulations, and executive orders, for response to, or recovery from, the LA County Fires;

b. Trim or remove trees damaged as a result of the LA County Fires that are adjacent to any County buildings or infrastructure within the fire areas, including, but not limited to, County roads, bridges, flood control facilities and water supply facilities, while taking actions to protect native trees that are still viable;

c. Conduct outreach to impacted residents and businesses, and provide feasible options on mitigation of impacts from potential debris flows resulting from the LA County Fires;

d. Analyze map and debris flow hazards and develop strategies and action plans for potential mudflow events, including maintenance and road closure plans, resulting from the LA County Fires;

e. Acquire the necessary rights of way, including, without

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

limitation, through permits or agreements with private parties and the Cities of Los Angeles, Malibu, Pasadena, Sierra Madre, and Arcadia, the National Park Service, United States Forest Service, the State Department of Parks and Recreation; and

f. Carry out these emergency actions by using Department of Public Works (DPW) employees and by awarding new, or extending and supplementing existing as-needed or on-call contracts without giving notice for bids to let contracts where there are exigent or emergency circumstances, or by awarding new contracts after solicitation in compliance with applicable Federal, State, and County laws, regulations, and executive orders, in an aggregate amount not to exceed \$1,250,000,000, inclusive of the amounts stated below, for response to, and recovery from, the LA County Fires, for the following types of work in the following maximum amounts:

i. To support DPW activities to replace and repair damaged County buildings and structures, in a maximum amount not to exceed \$300,000,000;

ii. For professional services including, but not limited to, geotechnical, design, inspection, environmental, survey, project management and construction management, in a maximum amount not to exceed \$360,000,000;

iii. For debris removal and emergency recovery service contracts including, but not limited to, hazardous material removal, debris removal and disposal, haul-truck services, and operated heavy equipment contracts, in a maximum amount not to exceed \$300,000,000;

iv. For repair of damaged public roads and appurtenant assets within the road rights of way, in a maximum amount not to exceed \$100,000,000;

v. To support DPW activities to replace and repair damaged public roads and appurtenant assets within the road rights of way, in a maximum amount not to exceed \$100,000,000;

vi. For repair and construction of Flood Control District infrastructure to support emergency repairs to Flood Control District facilities and construction of temporary and permanent debris mitigation measures as required, in a maximum amount not to exceed \$100,000,000;

vii. For the Waterworks Districts to support emergency repairs to water distribution system facilities for the various Waterworks Districts and construction of temporary and permanent debris mitigation measures required, in a maximum amount not to exceed \$50,000,000;

viii. For the Consolidated Sewer Maintenance District to support emergency repairs to Consolidated Sewer Maintenance District infrastructure and construction of mitigation measures, in a maximum amount not to exceed \$15,000,000; and

ix. For the Lighting Maintenance Districts to support repairs to the Los Angeles County Lighting Maintenance Districts infrastructure and construction of permanent facilities, in a maximum amount not to exceed \$25,000,000.

g. Acquire the necessary rights of way including, without limitation, through permits or agreements with private parties and the Cities of Los Angeles, Malibu, Pasadena, Sierra Madre, and Arcadia, the National Park Service, United States Forest Service, the State Department of Parks and Recreation, and the Mountains Recreation and Conservation Authority, as necessary to conduct these emergency actions;

h. Assist and coordinate with the Chief Executive Officer, through the Office of Emergency Management (CEO-OEM), in submitting grant applications, on behalf of the County, the County Flood Control District, the County Waterworks Districts, the County Lighting Maintenance Districts, and the Consolidated Sewer Maintenance District, and in taking any necessary related actions, including with respect to negotiating and executing grant agreements, and signing requests for reimbursements, in consultation with, as applicable, to the Natural Resources Conservation Service, the Federal Emergency Management Agency, the California Department of Transportation, the Federal Highway Administration, and the California Office of Emergency Services, in order to secure Federal and State funds for response and recovery from the LA County Fires;

i. Work with the Director of Public Health to identify and streamline permitting for necessary actions to repair existing septic systems and water wells for response to, and recovery from, the LA County Fires;

j. In partnership with the Internal Services Department Work with Southern California Edison and all other electrical utilities to expedite the establishment of a streamlined permitting process to install temporary power solutions and associated infrastructure within the public rights-of-way and on County properties with the goal of rapidly restoring and rebuilding utility infrastructure that is more resilient to future disaster; and establish a similar process that includes the Department of Regional Planning and, as applicable, other County Departments, for private property, for response to and recovery from the LA County Fires;

k. Coordinate on behalf of communities impacted by the LA County Fires including, but not limited to, the unincorporated communities of Altadena, Kinneloa Mesa, Kinneloa Canyon, Sunset Mesa, Topanga, Monte Nido, and any other surrounding unincorporated areas, and collaborate and coordinate with the Cities of Los Angeles, Malibu, Pasadena, Sierra Madre, and Arcadia, and other impacted incorporated cities, the National Park Service, the California Department of Parks and Recreation, and any other property owner as needed to restore and modify damaged infrastructure, including the construction of temporary and permanent debris mitigation measures for response to, and recovery from, the LA County Fires; and

l. Enter into memoranda of understanding with cities, districts, and other

State and Federal partners regarding extraordinary flood control, debris flow, and debris removal efforts to protect life, property, and the environment from immediate hazards;

7. Instruct the Director of Public Works to report back to the Board in writing in 30 days with an analysis of potential disposal opportunities for fire-related debris given the ongoing challenges to the County's waste stream;

8. Find, in accordance with California Public Contract Code Section 22050, and based on substantial evidence, that public

interest and necessity demand immediate action by the Director of Internal Services to respond to, and recover from, the emergency conditions created by the LA County Fires including, but not limited to, the repair, restoration, and replacement of buildings, structures, and other property and public infrastructure impacted by the LA County Fires; and that the Director of Internal Services must therefore direct and take immediate action required to address those conditions for the public health and safety, including entering into or amending contracts without giving notice to let bids for contracts where there are exigent or emergency circumstances; and find that the exigent or emergency conditions will not permit the delay that would result if such actions were performed pursuant to a contract procured through a competitive solicitation for bids, and that such actions are necessary to save lives, protect public health and safety, protect improved property, and eliminate or lessen an immediate threat of additional impacts and damage;

9. Adopt a resolution, pursuant to Sections 20407, 20604, and 22050 of the Public Contract Code, authorizing the Director of Public Works to perform force account work, to negotiate and amend existing emergency and as-needed contracts, including Job Order Contracts (JOCs), without giving notice for bids to let contracts where there are exigent or emergency circumstances, to award, amend, and terminate for convenience new contracts after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, and to perform any or all actions with respect to construction contracts including, but not limited to, the authority to adopt and advertise plans and specifications, award new construction contracts, including JOCs, after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, in consultation with County Counsel, for the necessary equipment, services, and supplies in

order to repair, restore, or replace road, flood control, water supply, and sewer facilities, and County buildings, including property and infrastructure, damaged by LA County Fires, and to construct temporary and permanent debris mitigation measures to prevent and reduce potential flooding and damage due to debris flows resulting from the LA County Fires;

10. Instruct the Director of Public Works to regularly report back to the Board bi-weekly in writing, in accordance with Section 22050 of the Public Contract Code, regarding emergency actions taken under the authority of Public Contract Code Section 22050, including providing justification of the need to continue the emergency actions required because of the continuing exigent and/or emergency conditions resulting from the LA County Fires;

11. Adopt a resolution, pursuant to Section 22050 of the Public Contract Code, authorizing the Director of Internal Services to perform force account work, to negotiate and amend existing emergency and as-needed contracts, including JOCs, without giving notice for bids to let contracts where there are exigent or emergency circumstances, to award, amend, and terminate for convenience new contracts after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, and to perform any or all actions with respect to construction contracts including, but not limited to, the authority to adopt and advertise plans and specifications, award new construction contracts, including JOCs, after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, in consultation with County Counsel, for the necessary equipment, services, and supplies in order to repair, restore, or replace road, flood control, water supply, and sewer facilities, and County buildings, including property and infrastructure, damaged by LA County Fires, and to construct temporary and permanent debris mitigation measures to prevent and reduce potential flooding and damage due to debris flows resulting from the LA County Fires;

12. Authorize the Director of Internal Services to carry out the following activities for response to, and recovery from, the LA County Fires:

a. Provide any services required by County Departments to support the repair or restoration of County facilities and infrastructure and any other activities related to the response to and recovery from the LA County Fires;

b. Carry out emergency actions by using Internal Services Department (ISD) employees, and by awarding and executing one or more contracts, without giving notice for bids to let contracts where there are exigent or emergency circumstances, or by procuring the necessary equipment, services, and supplies for those purposes, including awarding new or extending existing as-needed or on-call contracts, without giving notice for bids to let contracts where there are exigent or emergency circumstances, or after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders;

c. To supplement and increase existing professional service contracts,

without giving notice for bids to let contracts where there are exigent or emergency circumstances, or after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders including but not limited to, construction project management and architectural and engineering; to supplement the value of each construction project management contract by \$2,000,000 for 18 months each for an additional aggregate amount of \$8,000,000; to supplement the value of architectural and engineering contracts by \$500,000 each for 18 months for an additional aggregate amount of \$4,500,000 to support emergency repairs to County facilities, property and infrastructure required as a result of the LA County Fires; and

d. To supplement ISD's existing approved JOC of \$88,400,000, by an additional \$22,800,000, by awarding new JOCs up to maximum authorized value of \$5,700,000 each, without giving notice for bids to let contracts where there are exigent or emergency circumstances, or after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, including B license General Contracting, A license General Engineering, and C-39 License Roofing, authorize the Director of Internal Services to request technical assistance from the Office of Cybersecurity, Energy Security and Emergency Response at the Department of Energy in supporting planning for rebuilding of regional energy infrastructure;

13. Instruct the Director of Internal Services to regularly report back to the Board bi-weekly in writing, in accordance with Section 22050 of the Public Contract Code, regarding emergency actions taken under the authority of Public Contract Code section 22050, including providing justification of the need to continue the emergency actions required because of

the exigent and/or emergency conditions resulting from the LA County Fires;

14. Authorize the Director of Parks and Recreation to carry out the following emergency activities required for response to, and recovery from, the LA County Fires:

a. Carry out emergency protective measures at County parks and recreational facilities, including buttressing, bracing, or shoring, barricading and safety fencing, and flood protection, such as sandbagging, and emergency repairs or stabilization to eliminate or lessen an immediate threat to public health and safety directly resulting from the LA County Fires, remove and dispose of vegetative debris, including tree limbs, branches, stumps, or hazardous trees damaged by the LA County Fires, that extend over or otherwise threaten improved property or public-use areas at County parks and recreational facilities within the LA County Fire areas, and take any other directly related and immediate action required to address emergency conditions for public health and safety, as determined by the Director of Parks and Recreation;

b. Restore the pre-disaster appearance and functionality of parks and recreational facilities impacted by the LA County Fires, in consultation with the Chief Executive Officer and County Counsel, to address a public exigency or emergency as determined by the Director of Parks and Recreation, subject to independent authorizations, including as to budgeting and contracting authority, including as may be reflected in this motion;

c. Award new contracts, and amend, supplement, and extend for up to 18 months existing service contracts including, but not limited to, food service delivery, field security and debris removal and disposal, to support the Department of Parks and Recreation's (DPR's) emergency response and recovery activities required because of the LA County Fires, without adhering to the requirements of the County's Sole Source Policy or any other competitive procurement requirements cause where there are exigent or emergency circumstances, or after solicitation in accordance with Federal, State, and County laws, regulations, and executive orders, for the execution of the agreement, and/or amendment, subject to independent authorizations, including as to budgeting and contracting authority, including as may be reflected in this motion, as necessary for response to, and recovery from, the LA County Fires, and to terminate said agreements as necessary; and

d. Waive all fees, execute, and amend all permits and leases, in consultation with County Counsel, as necessary, and suspend applicable restrictions, for use of property and facilities under the control of DPR necessary to support response to, and recovery from, the LA County Fires;

15. Ratify the award of new contracts or amendments of existing contracts entered into by the Director of Parks and Recreation executed on or after January 7, 2025 including, but not limited to, food service delivery, field security and debris removal and disposal, to support DPR's emergency response activities required as a result of the LA County Fires without adhering to the requirements of the County's Sole Source Policy or any other competitive procurement requirements, and authorize the Director of Parks and Recreation to terminate said agreements as necessary;

16. Authorize the Director of Parks and Recreation to execute and amend, and

terminate all lease agreements for County-owned or operated parks and recreational facilities, for response to, and recovery from, the LA County Fires, subject to independent authorizations, including as to budgeting and contracting authority, including as may be reflected in this motion;

17. Instruct the Director of Parks and Recreation to report back to the Board in writing in 30 days and then on a quarterly basis, what actions have been taken under the authorizations provided for under this motion;

18. Authorize the Director of Beaches and Harbors to waive all fees, execute and amend all permits, licenses, and leases, in consultation with County Counsel, as applicable, and suspend applicable restrictions, for use of property and facilities under the control of the Department of Beaches and Harbors necessary to support emergency response and recovery activities required because of the LA County Fires;

19. Instruct the Director of Beaches and Harbors to report back to the Board in writing in 30 days and then on a quarterly basis, what actions have been taken to support emergency response and recovery activities and verify the need to continue these emergency actions;

20. Instruct the Director of Regional Planning to identify and report back to the Board in writing in 30 days on potential exemptions from current regulations governing land use restrictions that may impact the recovery and rebuilding efforts, as required for response to, and recovery from, the LA County Fires;

21. Instruct the Director of Regional Planning, in conjunction with other EPIC LA-involved Departments, to build online resources, specific to the impacted communities, that provide step-by-step instructions on the recovery and rebuilding process, required because of the exigent and/or emergency conditions created by the LA County Fires;

22. Authorize the Director of Regional Planning to execute and amend, and terminate, contracts with consulting firms, including staffing agencies, as necessary emergency activities to respond to, and recover from, the LA County Fires, and the need for expedited permit application reviews, without adhering to the requirements of the County's Sole Source Policy or any other competitive procurement requirements provided the Department of Regional Planning has good cause justification for the execution of the agreement, and/or amendment, subject to independent authorizations, including as to budgeting and contracting authority, including as may be reflected in this motion;

23. Instruct the Director of Regional Planning to report back to the Board in writing in 30 days and then on a quarterly basis, what actions have been taken under the authorizations provided for under this motion;

24. Direct the Chief Executive Officer, through the Legislative Affairs and Intergovernmental Relations Branch, to request exemptions from State and Federal agency compensatory

mitigation requirements for repair and restoration of public infrastructure and construction of debris mitigation measures required because of the exigent and/or emergency conditions created by the LA County Fires;

25. Instruct the Directors of Regional Planning, Public Health, and Public Works, and the Fire Chief, to fully utilize existing resources, and apply increased resources, as necessary, to assist property owners in the reconstruction of structures damaged or destroyed by the LA County Fires, with assistance to include the following:

a. Streamlined coordination, plan review, and permit issuance for project compliance with County's building codes and all building requirements;

b. Separation of fire rebuild permit applications from other pending permit applications already in queue and establishment of two separate permit review teams to handle the fire rebuild permit applications, one to handle like-for-like rebuilds, and the other to handle more complex rebuilds and rebuilds requiring discretionary review;

c. Establishment of a comprehensive service implementation to include development of a comprehensive permit resource guide, which includes suggestions for incorporating resiliency into rebuilds as options for applicants, and enhanced community outreach to affected property owners through local information workshops and one-on-one consultation including, hosting "One-Stop" workshops where property owners are provided with assistance, including access to permit records, Assessor information, and site attributes, hosting separate workshops for design professionals, as needed, and participation by all permitting Departments, with additional County/City representatives as needed, modeled after the framework of the Woolsey Fire rebuild initiative;

d. Establishment of a Rebuild Coordination Team including, but not limited to forming a dedicated Concierge Fire Rebuild Coordination Team comprising representatives from all relevant Departments to oversee and monitor rebuild plan submittals, ensuring inter-Departmental connectivity and expedited processing, and developing staffing models to address existing constrained staff resources and to separate rebuild activities from 'business as usual' entitlement and permit activities, with staffing models required to balance permit experience, timeliness of permit approvals, and fiscal resilience;

e. All permitting Departments to evaluate the feasibility of waiving certain fees for applicable permits, based on ability to reimburse the affected Department or from sourcing alternative funding for fees, with a report back to the Board in writing in 30 days with this information;

f. Leveraging the 2025 fire and building code update cycle to revise and adapt existing codes to accommodate the fire rebuild processes;

g. Inclusion of commercial/institutional and historic buildings within the scope of the rebuild guidelines to streamline economic and community development recovery; and

h. Establishment of a clear timeframe for approvals from each department for like-for-like rebuilds, with consideration for extensions or different timeframes for more complex or discretionary rebuilds;

26. Instruct the Fire Chief, in support of directive 23 to, subject to Department coordination and compliance with applicable law, allow applicants rebuilding their homes to utilize plans approved within the last two code cycles (since 2020) without additional plan checks, and include the "Zone Zero" no combustible materials within five feet, and for R-3 structures, in areas impacted by the Eaton Fire, within Fire Hazard Severity Zones limit Fire Department review of R-3 plan submittals to water and access requirements, deferring all other elements, including Chapter 7A, to DPW;

27. Instruct the Director of Public Health, in support of directive 23, to provide simplified reviews when rebuilding according to the original floor plan, and grant a variance from the requirements of the Noise Control Ordinance (Section 12.08.580) for a period not to exceed two years, extending working hours (7:00 a.m. to 7:00 p.m.) to include Sundays and legal holidays, and allowing an activity, operation or noise source which cannot feasibly be done in a manner that would comply with the provisions of this chapter, when no other reasonable alternative is available;

28. Instruct the Director of Public Works, in support of directive 23 to, for areas impacted by the Eaton Fire, adopt local regulations delineated under the "Local Regulations" as noted in Attachment 4 of Chief Executive Officer's January 21, 2025 report entitled, "Report Back on Ratification of Proclamation of Local Emergency, Curfew Order, and Local Health Emergency Declaration for the January 2025 Windstorm and Critical Fire Events (Item No. 31-A, Agenda of January 14, 2025)," and implement the recommendations delineated under the "Local Procedures for Streamlining the Permitting Process" as noted in Attachment 4 of the Chief Executive Officer's report dated January 21, 2025; (25-0717)

29. Instruct the Director of Regional Planning in support of directive 23, and subject to State law, to do the following:

a. Exempt applicable fire impacted businesses from the requirements of section 22.140.030.H.3.C.; this section of Title 22 requires a Conditional Use Permit if a deemed approved alcohol sales use has been abandoned, has discontinued operation, or has ceased selling alcoholic beverages for at least three consecutive months;

b. Allow temporary housing on non-fire impacted properties and accessory emergency shelters for volunteers and workers assisting with recovery efforts, affected property owners, and others;

c. Coordinate with permitting agencies to allow temporary housing on the parcel right of way of a fire impacted property under certain circumstances (i.e., site limitations), provided that there is appropriate emergency and public access maintained at all times;

d. In Altadena, allow temporary food truck operations for fire impacted restaurants, coffee shops or eateries to occur on the same parcel as the original use, provided that all health, safety and welfare regulations are met;

e. Grant a five-year extension for unused discretionary and ministerial land use entitlements, and for discretionary land

(213) 229-5500

**LEGAL NOTICES**

FAX (213) 229-5481

use entitlements that will expire soon or have already expired, provided the permittee was in the process of receiving a new entitlement;

f. In fire impacted areas, exempt rebuilds from minimum densities required by the General Plan, provided that the State grants an exception for no net loss provisions for Housing Element rezoned sites;

g. Provide flexibility on the enforcement of junk and salvage and outside storage on fire impacted properties;

h. Exempt like-for-like rebuilds in fire impacted areas from referrals to DPW for R-3 zoning and above for site plan reviews;

i. In the flatland areas of Altadena, process and record a single Certificate of Compliance for all applicable residential parcels, as feasible, to streamline future rebuilding; and

j. In areas impacted by the Eaton Fire, acknowledge that all subdivisions entitled by the Department were completed in accordance with the Subdivision Map Act and are exempt from obtaining a new Certificate of Compliance;

30. Direct the Chief Executive Officer, through the Legislative Affairs and Governmental Relations Branch, in collaboration with the permitting Departments, to send a five-signature letter to Governor Gavin Newsom and the Los Angeles County Legislative Delegation, advocating for the modification for fire victims of the following:

a. That, in alignment with Executive Order N-4-25, the following provisions of the California Building Standards Code be suspended for fire victims in areas impacted by the Eaton Fire:

i. Residential Photovoltaic (PV) requirements of the California (CA) Energy Standards Code, similar to Assembly Bill (AB) 178 (2019);

ii. Battery Storage and All-Electric Ready requirements of the CA Energy Standards, in lieu of suspending the above requirements, request that the State offer full rebates for owners who are required to install solar on rebuilt homes, and if waived, encourage implementation through the Rebuilding Through Resilience Resource Guide;

b. The application of current codes for owners rebuilding their homes and to authorize the Director of Public Works and the Fire Chief to use plans approved since 2020, during the prior two code cycles, to issue rebuild permits without additional plan checks;

c. The following under Senate Bill (SB) 35:

i. Temporary suspension in Very High Fire Hazard Severity Zones (VHFHSZ), including any other bills that reference SB 35, such as SB 9;

ii. Extending the exemption for replacement housing to fire impacted areas that are not within a VHFHSZ; and

iii. Removing the requirement for public meetings on SB 35 projects per SB 423;

d. The following under State Density Bonus Law/Government Code 65915:

i. Temporary suspension of this code section for five years in fire impacted areas to allow like-for-like rebuilds and retention of community character; and

ii. Temporary suspension of the requirement for ground floor commercial on projects that take advantage of State by-right or State density bonus laws (specific to Altadena/Lake Avenue);

e. The following under SB 330/Government Code Section 66300/Housing Crisis Act of 2019:

i. Temporary suspension in fire impacted communities for five years;

ii. Added local flexibility to objective development standards to retain the character of communities; and

iii. More flexibility in timing of the replacement units;

f. The following pertaining to Housing Elements:

i. Suspension of the obligation to fulfill any Regional Housing Needs Assessment the local jurisdiction allocated to the fire impact areas;

ii. Extension of the April 1, 2025 submittal deadline for the Housing Element Annual Progress Report to July 1, 2025, and providing a variance for jurisdictions with populations over 500,000 with a later deadline of July 1st of each year;

g. Temporary suspension of an existing 90-day time frame for approving Accessory Dwelling Units in fire impacted communities to accommodate the surge in rebuilds and staffing challenges for all impacted jurisdictions at the same time, as allowed in Government Code Sections 66310 through 66342;

h. Temporary suspension of Government Code Section 65863.2 for five years in fire impacted communities;

i. Temporary suspension of Housing Accountability Act regulations, Government Code Section 65589.5, (including Builder's Remedy and enforcement) for five years within fire impacted communities;

j. Suspension of no net loss provisions, Government Code Section 65863, for rebuilds on Housing Element sites in fire impacted areas, and to not penalize these jurisdictions in the current Housing Element timeframe and for Round 7 of the Housing Element;

k. Temporary suspension of Government Code Section 65852.24 for five years in fire impacted communities;

l. Temporary suspension of Government Code Sections 65912.100 through 65912.140 for five years in fire impacted communities; and

m. Temporary suspension of Government Code Section 65913.11 for five years in fire impacted communities;

31. Instruct the Directors of Public Health, Mental Health, and Public Social Services, to conduct a needs assessment and evaluate the implementation of public health, mental health, and eligible social service resources to mitigate the negative effects experienced by those affected by the LA County Fires;

32. Instruct the Executive Director of the Los Angeles County Development Authority, in coordination with other relevant County Department Heads, to report back to the Board in writing in 30 days with an assessment on the ability to provide eligible housing and community-based services to mitigate the loss experienced by those impacted by the LA County Fires;

33. Instruct the Directors of Public Works and Internal Services to explore opportunities for County Departments and related special districts and agencies to enter into master purchasing agreements to leverage economies of scale, to reduce building material costs, as the County and the related agencies/districts implement the repair, replacement, rehabilitation, or construction of their structures, buildings, and facilities, as contemplated by this motion, for response to, and recovery from, the LA County Fires;

34. Instruct the Director of Consumer Business Affairs, in collaboration with the California Department of Consumer Affairs, and in coordination with the Directors of Public Works, Regional Planning, Economic Opportunity, and Internal Services, along with the Los Angeles-Orange County Building Trades Council, the Building Industry Association of Southern California, and other relevant labor partners, and in consultation with County Counsel, to take steps to identify a potential pool of qualified general contractors, technical services providers, such as architects and engineers, and a trained and skilled workforce to begin the rebuilding of LA County, required because of the exigent and/or emergency conditions created by the LA County Fires;

35. Direct the Agricultural Commissioner/Director of Weights and Measures to inspect any food production facilities, including farms, within the vicinity of the fires to ensure that products were not contaminated by the fires and that appropriate actions take place as a result of any findings; and report back to the Board in writing in 30 days with recommendations on any enhancements or updates to the weed abatement program that can help further mitigate wildfire risk;

36. Before County Departments and special districts are permitted to exercise the contracting-related delegated authorities granted above, the Departments and special districts must first request and obtain the Chief Executive Officer's written approval thereof, in addition, the Chief Executive Officer is authorized to prepare and implement binding written guidelines and processes for approval requests applicable to the use of such contracting-related delegated authorities, including as to funding and budgeting issues;

37. In accordance with Los Angeles County Code Section 6.12.030, ratify the authority of the Chief Executive Officer to take the following actions required because of the emergency conditions created by the LA County Fires:

a. Grant up to 120 hours of paid leave for employees working a 56-hour workweek, up to 80 hours of paid leave to full-time employees and up to 40 hours of paid leave to part-time employees who were or are unable to work due to the LA County Fires;

b. Establish guidelines governing the specific eligibility criteria for and use of such leave, in consultation with the Director of Personnel and County Counsel; and

c. Make such leave available for the period beginning January 7, 2025, through December 31, 2025, to qualifying employees who were hired on or before January 7, 2025;

38. To the extent that County Departments and special districts need or request additional delegated authorities that are not

encompassed within those provided for above, the Chief Executive Officer is authorized to grant additional contracting-related delegated authority to County Department Heads and special districts as required for response to and recovery from the LA County Fires, as follows:

a. The Chief Executive Officer is authorized to delegate authority to County Department Heads and special districts enabling them to enter into and/or amend agreements for professional and other services, without the Department Heads and special districts adhering to the requirements of any Board-mandated policies, regulations, directives, or requirements including, but not limited to, the County's Sole Source Policy or any other competitive procurement requirements, subject to applicable Federal and State law and funding source limitations, and to terminate said agreements as necessary; and in furtherance of the Chief Executive Officer's role/authority in this regard, the Chief Executive Officer is authorized to prepare and implement binding written guidelines and processes for approval requests applicable to Department Heads and special districts' use and attainment of such contracting-related delegated authority, including to funding/budgeting issues, and procedural requirements for approval requests by Departments and special districts; as an example, the Chief Executive Officer could, in her discretion, require that County Department Heads prepare and submit Board letters to the Chief Executive Officer for the Chief Executive Officer's consideration in order to secure such contract-related authorizations and, among other things, the Chief Executive Officer's issuance of contracting-related approvals is subject to the following:

i. That the Chief Executive Officer confirms in writing that there is good cause justification or the request in accordance with applicable Federal or State funding for the execution of the agreement and/or amendment, in order to address the LA County Fires;

ii. That the Chief Executive Officer confirms in writing there is sufficient funding in the Final Adopted Budget or the Adjusted Allowance and the funds can be used to address the LA County Fires; and

iii. That the term of the agreements, including all change orders or work orders, shall not extend beyond December 31, 2026, unless the Department has obtained prior written approval from the Chief Executive Officer to extend or amend the term of the agreements;

b. With respect to purchases of goods, including supplies, equipment, and services necessary to address LA County Fires, the Chief Executive Officer is delegated the following:

i. The authority to increase impacted County Departments'

delegated purchasing authority to \$50,000 and, to the extent legally permitted, authorize impacted County Departments to enter into and amend agreements including work or purchase orders, and other services or commodities, without adhering to the requirements of any Board mandated policies, regulations, directives, or requirements including, but not limited to, the County's Sole Source Policy or any other competitive procurement requirements provided the department has good cause justification or the request is in accordance with applicable Federal or State funding for the execution of the agreement and/or amendment, in order to address the LA County Fires, and terminate said agreements as necessary; and

ii. The authority to instruct the Director of Internal Services, as the County's Purchasing Agent, as applicable, to the extent legally permitted, to approve any purchases that otherwise would require Board approval under current law, regulations, or Board policies; take any procurement or other actions necessary for the expedited acquisition of all goods, including supplies, equipment, and services needed, without adhering to the requirements of any Board-mandated policies, regulations, directives, or requirements including, but not limited to, the County's Sole Source Policy, Purchasing Policies, or any other competitive procurement requirements provided the Chief Executive Officer confirms in writing that there is good cause justification or it is in accordance with applicable Federal or State funding for the purchase, in order to address the LA County Fires; and when necessary, authorize the Purchasing Agent to make purchases in excess of \$250,000 without prior Board approval;

c. In connection with the Chief Executive Officer's authorization to grant additional contracting-related delegated authority to special districts, the Chief Executive Officer may require that the special assessment and taxing districts, agencies, districts, and authorities prepare and submit Board letters for the Chief Executive Officer's consideration, when the Board acts in the capacity of the those districts' Governing Board; in this regard, the Chief Executive Officer is further authorized to approve those fiscal, budgetary, contractual, procurement, and operational actions of the such special districts, that are necessary to address the exigent or emergency circumstances created by the LA County Fires, including, but not limited to the Los Angeles County Development Authority, the County Flood Control District, the Consolidated Fire Protection District, the County Waterworks Districts, and the Consolidated Sewer

Maintenance Districts;

d. The authority to waive fees, execute and amend all permits, licenses, and leases, as applicable, and suspend applicable restrictions, for the use of County property and facilities necessary for response to and recovery from, and as needed during, the LA County Fires;

e. The authority to execute and amend all permits, licenses, and leases, as applicable, to secure the use of property and facilities necessary for response to and recovery from, and as needed during, the LA County Fires;

f. The authority to approve and adopt resolutions and to make any determinations and findings necessary, as applicable, to support and execute other authorities that have been delegated to the Chief Executive Officer, to the extent permitted by law, required because of the LA County Fires; and

g. The authority to approve, in consultation with County Counsel, 120-day retiree rehires if the Chief Executive Officer determines that such rehires are necessary for the response to the LA County Fires;

39. Authorize the Chief Executive Officer to enter into services contracts necessary to support emergency response and recovery and report quarterly to the Board on such contracts; effective as of January 7, 2025, the date of the declared emergency;

40. Except as otherwise provided herein, the authorizations and delegated authorities provided for above shall remain in effect until July 29, 2026, unless the Board extends that date or provides that the authorizations and delegated authorities are terminated on a sooner date; and

41. Instruct the Auditor-Controller, in collaboration with the Chief Executive Officer, to report back to the Board in writing within 30 days with recommendations and a staffing model to utilize existing resources to track revenues, track expenditures, and monitor contracts related to the LA County Fires to ensure resources are effectively utilized and avoid fraudulent activity, and identify opportunities to track data and outcomes on the progress of aforementioned activities, utilizing existing resources; and

42. Authorize the Executive Director of the Los Angeles County Development Authority, in consultation with County Counsel, to execute agreements and amend existing agreements in accordance with applicable Federal or State laws and regulations for response to or recovery from the LA County Fires, and terminate said agreements as necessary. (25-0717) **Tracy Alexander, Christine Kwon, Colin Campbell, Noah Mercer, John Gregorchuk, Erin Hoops, Christine Bray, Janet Cox, Michael Scharboneau, Ida Ashouri, Michael Canavan, Branko Burckacn, Courtney Miles, Jacob Pierce, Joseph Cohen May and other interested persons addressed the Board. Interested person(s) also submitted written testimony.**

**Fesia Davenport, Chief Executive Officer, Amy Bodek, Director of Regional Planning, Mark Pestrella, Director of Public Works, Rita Kampalath, Chief Sustainability Officer, Kelly LoBianco, Director of Economic Opportunity, Michael Owh, Director of Internal Services, and Celeste McCoy, Environmental Protection Agency, responded to questions posed by the Board. Anthony Marrone, Fire Chief, and Kevin McGowan, Director of the Office of Emergency Management, were also present.**

**Supervisors Barger and Horvath revised their joint motion as detailed above.**

**After discussion, on motion of Supervisor Barger, seconded by Supervisor Horvath, this item, as revised, was duly carried by the following vote:**

Ayes: 5 - Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger

**Closing 14**

14. On motion by Supervisor Solis, and by Common Consent, there being no objection (Supervisor Barger being absent), the Board of Supervisors of the County of Los Angeles, and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts, adjourned its meeting at 3:02 p.m.

The next Regular Meeting of the Board will be Tuesday, February 4, 2025, at 9:30 a.m. (25-1070)

The foregoing is a fair statement of the proceedings of the Public Hearing meeting held January 28, 2025, by the Board of Supervisors of the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts.

Edward Yen, Executive Officer Executive Officer-Clerk of the Board of Supervisors

By

CNSB #3895421

# www.LegalAdstore.com

## Legal Notice Publishing & Filing Services

Your single source for placing notices in California and Arizona newspapers

easy 3-step process | reasonable fees | online-forms | includes filing of proof/affidavit of publication

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

## BULK SALES

### NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 120-33628-CM  
 (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
 (2) The name and business addresses of the seller are: THIRD WHEEL PODCAST STUDIO LLC, LOCATION (1) 6080 CENTER DRIVE, SUITE 668, LOS ANGELES, CA 90045, LOCATION (2) 947 N. CAHUENGA BLVD., SUITE 110, LOS ANGELES, CA 90058, LOCATION (3) 4719 UNIVERSITY WAY NE #204, SEATTLE WA 98105  
 (3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE  
 (4) The names and business address of the Buyer(s) are: DB CO LLC, 12902 BARRETT LANE, SANTA ANA, CA 92705  
 (5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS of that certain business located at: LOCATION (1) 6080 CENTER DRIVE, SUITE 668, LOS ANGELES, CA 90045, LOCATION (2) 947 N. CAHUENGA BLVD., SUITE 110, LOS ANGELES, CA 90058, LOCATION (3) 4719 UNIVERSITY WAY NE #204, SEATTLE WA 98105  
 (6) The business name used by the seller(s) at said location is: THIRD WHEEL PODCAST STUDIO  
 (7) The anticipated date of the bulk sale is FEBRUARY 28, 2025 at the office of: GLEN OAKS ESCROW, 24018 LYONS AVE. SANTA CLARITA, CA 91321, Escrow No. 120-33628-CM, Escrow Officer: CYNTHIA MOLLER  
 (8) Claims may be filed with Same as 7" above.  
 (9) The last day for filing claims is: FEBRUARY 27, 2025.  
 (10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.  
 (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE  
 DATED: FEBRUARY 5, 2025  
 BUYER(S): DB CO, LLC  
 3240723-PP DAILY COMMERCE  
 2/11/25

DC-3895059#

## CIVIL

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24STCP00473  
 Superior Court of California, County of LOS ANGELES  
 Petition of: ELIZABETH RODRIGUEZ, BY MOTHER, ARLYN LINARES for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner ELIZABETH RODRIGUEZ, BY MOTHER, ARLYN LINARES filed a petition with this court for a decree changing names as follows:  
 ELIZABETH RODRIGUEZ to ELIZABETH LINARES LEYVA  
 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: MAR 17 2025, Time: 9:30 AM, Dept.: 9, Room: 9  
 The address of the court is 312 N. SPRING ST., LOS ANGELES, CA 90012. (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](http://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: DAILY COMMERCE  
 Date: DEC 13 2024  
 ELAINE LU  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895548#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00047  
 Superior Court of California, County of LOS ANGELES

Petition of: MATILDA LUCERO for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner MATILDA LUCERO filed a petition with this court for a decree changing names as follows:  
 MATILDA LUCERO to TILLIE ALICE LUCERO  
 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: APR 07, 2025, Time: 8:30AM, Dept.: F43,  
 The address of the court is 9425 PENFIELD AVE CHATSWORTH, CA 91311  
 (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](http://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: DAILY COMMERCE  
 Date: FEB 03, 2025  
 GARY I. MICON  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895530#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP0095  
 Superior Court of California, County of LOS ANGELES  
 Petition of: Rebecca Grayce Cisneros for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner Rebecca Grayce Cisneros filed a petition with this court for a decree changing names as follows:  
 Rebecca Grayce Cisneros to Rebekah Grayce Cisneros  
 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: June 06 2025, Time: 0830, Dept.: 45, Room: 52902  
 The address of the court is 111 N. HILL ST. LOS ANGELES, CA-90012  
 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: DAILY COMMERCE  
 Date: 02/10/20205  
 Virginia Keeny  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895528#

### SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24LBCV00438  
 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): SELECT AUTO SALES, DANIEL HAMIÑEZA REZAEI  
 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): TERRY REY VALVERDE  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
 You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services

from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.  
**¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.**  
*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*  
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.*  
 The name and address of the court is (El nombre y dirección de la corte es): LONG BEACH-GOVERNOR GEORGE DEUKMEJIAN COURTHOUSE 415 W. OCEAN BLVD. LONG BEACH CA 90802  
 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): TERRY REY VALVERDE 2247 BARBOUR COURT SAN PEDRO CA 90731 562)682-1427  
 DATE (Fecha): 01/23/2025  
 DAVID W TAYLOR Clerk (Secretario), by M. BRIEL, Deputy (Adjunto) (SEAL)  
**NOTICE TO THE PERSON SERVED:**  
 You are served as an individual defendant.  
 2/11, 2/18, 2/25, 3/4/25

DC-3895354#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP00078  
 Superior Court of California, County of LOS ANGELES  
 Petition of: SARA ENRIQUETA CASTRO for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner SARA ENRIQUETA CASTRO filed a petition with this court for a decree changing names as follows:  
 MELANIE ALEXANDRA FLORES to MELANIE ALEXANDRA FLORES - CASTRO  
 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: APR 25, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
 The address of the court is 111 N HILL ST LA CA 90012  
 (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](http://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: DAILY COMMERCE  
 Date: JAN 09, 2025  
 VIRGINIA KEENY  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895273#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP00404  
 Superior Court of California, County of LOS ANGELES  
 Petition of: MINNIE MAE FRANKLIN for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner MINNIE MAE FRANKLIN filed a petition with this court for a decree changing names as follows:  
 MINNIE MAE FRANKLIN to MINNIE FRANKLIN LYNCH  
 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: MAY 30, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
 The address of the court is 111 N. HILL STREET LOS ANGELES, CA 90012  
 (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](http://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: DAILY COMMERCE  
 Date: FEB 03, 2025  
 VIRGINIA KEENY  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895265#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00049  
 Superior Court of California, County of LOS ANGELES  
 Petition of: KWASIVI AMEGA for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner KWASIVI AMEGA filed a petition with this court for a decree changing names as follows:  
 KWASIVI AMEGA to KWASIVI AMEGAH  
 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: 4/08/25, Time: 8:30AM, Dept.: F49  
 The address of the court is 9425 PENFIELD AVE. CHATSWORTH, CA 91311  
 (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](http://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: DAILY COMMERCE  
 Date: FEB 04, 2025  
 DAVID B. GELFOUND  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895253#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP00433  
 Superior Court of California, County of LOS ANGELES  
 Petition of: SEUNG HYU LEE for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner SEUNG HYU LEE filed a petition with this court for a decree changing names as follows:  
 SEUNG HYU LEE to SEUNGHYO YOULI KIM  
 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: MAY 30, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
 The address of the court is 111 N. HILL ST. LOS ANGELES, CA 90012  
 (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](http://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: DAILY COMMERCE  
 Date: FEB 04, 2025  
 VIRGINIA KEENY  
 Judge of the Superior Court  
 2/11, 2/18, 2/25, 3/4/25

DC-3895244#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP00348  
 Superior Court of California, County of LOS ANGELES  
 Petition of: AJA CAMILLE PRICE for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner AJA CAMILLE PRICE filed a petition with this court for a decree changing names as follows:  
 AJA CAMILLE PRICE to AJA CAMILLE ALLEN  
 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: MAY 19, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
 The address of the court is LOS ANGELES SUPERIOR COURT, 111 N. HILL STREET, ROOM 102 LOS ANGELES, CA 90012  
 (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](http://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: DAILY COMMERCE  
 Date: JAN 30, 2025  
 VIRGINIA KEENY  
 Judge of the Superior Court  
 2/4, 2/11, 2/18, 2/25/25

DC-3893321#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24PSC00423  
 Superior Court of California, County of LOS ANGELES  
 Petition of: MIGUEL SALVADOR LOERA for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner filed a petition with this court for a decree changing names as follows:  
 MIGUEL SALVADOR LOERA to MIKEL SALVADOR LOERA  
 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: 03/21/2025, Time: 8:30AM, Dept.: H  
 The address of the court is 400 CIVIC CENTER PLAZA POMONA, CALIFORNIA 91766, 3RD FLOOR  
 (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](http://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: DAILY COMMERCE  
 Date: 01/22/2025  
 ALLISON L. WESTFAHL KONG/JUDGE  
 Judge of the Superior Court  
 1/28, 2/4, 2/11, 2/18/25

DC-3890958#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NWC000025  
 Superior Court of California, County of LOS ANGELES  
 Petition of: Diane Ruiz & Ricardo Benito

Navarrete on behalf of Delilah Soleo Ruiz, a minor "by and through Guardian Ad Litem" for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner Diane Ruiz & Ricardo Benito Navarrete on behalf of Delilah Soleo Ruiz, a minor "by and through Guardian Ad Litem" filed a petition with this court for a decree changing names as follows:  
 Delilah Soleo Ruiz to Delilah Soleil Navarrete  
 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: 03/14/2025, Time: 9:30am, Dept.: C, Room: 312  
 The address of the court is 12720 NORWALK BLVD. NORWALK, CA-90650  
 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: DAILY COMMERCE  
 Date: 01/16/2025  
 Lee W. Tsao  
 Judge of the Superior Court  
 1/21, 1/28, 2/4, 2/11/25

DC-3888512#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25MCP00013  
 Superior Court of California, County of LOS ANGELES  
 Petition of: MARCUS STEPHAN MUEHLBAUER for Change of Name  
 TO ALL INTERESTED PERSONS:  
 Petitioner MARCUS STEPHAN MUEHLBAUER filed a petition with this court for a decree changing names as follows:  
 MARCUS STEPHAN MUEHLBAUER to MARCUS MENSCH  
 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: FEBRUARY 21, 2025, Time: 8:30 A.M., Dept.: K, Room: N/A  
 The address of the court is 1725 MAIN STREET, SANTA MONICA, CA 90401  
 (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](http://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: DAILY COMMERCE  
 Date: 1/9/2025  
 LAWRENCE CHO  
 Judge of the Superior Court  
 1/21, 1/28, 2/4, 2/11/25

DC-3887825#

### SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24VECV00857  
 NOTICE TO DEFENDANT (AVISO AL DEMANDADO): PARADISE MEDITERRANEAN CUISINE, LILIT BEGANIAN, AND DOES 1 THROUGH 10, INCLUSIVE  
 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): JPMORGAN CHASE BANK, N.A.  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
 You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desearchar el caso.

The name and address of the court is (*El nombre y dirección de la corte es*): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES - NORTHWEST DISTRICT - VAN NUYS 6230 SYLMAR AVENUE, VAN NUYS, CA 91401

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (*El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es*): DREW A. CALLAHAN, ALDRIDGE PITE LLP, 8880 RIO SAN DIEGO, SUITE 725, SAN DIEGO, CA 92108, (858) 576-7600 DATE (*Fecha*): 02/27/2024

DAVID W. SLAYTON, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (*Secretario*), by M. ESTORGA, Deputy (*Adjunto*) (SEAL)

1/21, 1/28, 2/4, 2/11/25

DC-3887670#

## FICTITIOUS BUSINESS NAMES

FILE NO. 2025 024276  
FILED: FEB 05 2025

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME FILE NO. 2023027353  
DATE FILED: FEBRUARY 06, 2023  
Name of Business(es): MINUTEMAN PRESS, 446 S. CENTRAL AVENUE, GLENDALE, CA 91204  
REGISTERED OWNER(S): KAIWILL (U.S.A.) CORP., 446 S. CENTRAL AVENUE, GLENDALE, CA 91204 [CALIFORNIA]  
Business was conducted by: CORPORATION

I declare that all information in this statement is true and correct. (A registrant who declares true information which he or she knows to be false is guilty of a crime.)

/s/ KAIWILL (U.S.A.) CORP. BY:

WILFRED POON, PRESIDENT  
This statement was filed the County Clerk of LOS ANGELES County on FEB 05 2025.

2/11, 2/18, 2/25, 3/4/25

DC-3895162#

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
File No. 2025017172  
Current File No.: 2022241055  
Date Filed: 11/03/2022  
**ESSENCE MEDIA COM 12180 MILLENNIUM DRIVE, PLAYA VISTA, CA 90094**

Registered Owner(s):  
MEDIACOM WORLDWIDE LLC 3 WTC, 175 GREENWICH ST, 11TH FLOOR NEW YORK, NY 10007  
State of Incorporation: DE  
Business was conducted by: a Limited Liability Company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

MEDIACOM WORLDWIDE LLC  
S/ JOSEPH SCANGAMOR, MANAGER  
This statement was filed with the County Clerk of Los Angeles County on 01/27/2025

2/11, 2/18, 2/25, 3/4/25

DC-3894910#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025017176

The following person(s) is (are) doing business as:  
MINDSHARE, 6300 WILSHIRE BLVD., LOS ANGELES, CA 90048 County of LOS ANGELES

Registered owner(s):  
GROUP M WORLDWIDE, LLC, 3 WTC-175 GREENWICH ST FL 15, NEW YORK, NY 10007; State of Incorporation: DE

This business is conducted by a limited liability company  
The registrant(s) started doing business 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).)

GROUP M WORLDWIDE, LLC  
S/ JOSEPH SCANGAMOR, MANAGER  
This statement was filed with the County Clerk of Los Angeles County on 01/27/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894908#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025017173

The following person(s) is (are) doing business as:  
1. OPENMIND, 2. WAVEMAKER, 6300 WILSHIRE BLVD, LOS ANGELES, CA 90048 County of LOS ANGELES

Registered owner(s):  
GROUP M WORLDWIDE, LLC, 3 WTC-175 GREENWICH ST FL 15, NEW YORK, NY 10007; State of Incorporation: DE

This business is conducted by a limited liability company  
The registrant(s) started doing business 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).)

GROUP M WORLDWIDE, LLC  
S/ JOSEPH SCANGAMOR, MANAGER  
This statement was filed with the County Clerk of Los Angeles County on 01/27/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894906#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025020090

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

WINCHELL'S DONUTS HOUSE YUM YUM, 10833 NATIONAL BLVD, LOS ANGELES, CA 90064 County of LOS ANGELES

Registered owner(s):  
NOELIA QUINONES LOERA, 10833 NATIONAL BLVD, LOS ANGELES, CA 90064

This business is conducted by an Individual

The registrant(s) started doing business on 12/2008.

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/ NOELIA QUINONES LOERA, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894893#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025020063

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

1. MIRAE DAY CARE, 2. HONG FAMILY CHILD CARE, 1034 S KINGSLEY DR, LOS ANGELES, CA 90006 County of LOS ANGELES

Registered owner(s):  
JINA HONG, 1034 S KINGSLEY DR, LOS ANGELES, CA 90006

This business is conducted by a General Partnership

The registrant(s) started doing business on 02/2020.

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/ JINA HONG, GENERAL PARTNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894896#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025020086

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

TOMMY'S FLOWER LAND, 754 S WALL ST 10, LOS ANGELES, CA 90014 County of LOS ANGELES

Registered owner(s):  
TOM MEHDIKHANI, 754 S WALL ST 10, LOS ANGELES, CA 90014

This business is conducted by an Individual

The registrant(s) started doing business on 04/2010.

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/ TOM MEHDIKHANI, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894894#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025020081

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

SAUDE'S PROPERTIES, 12390 CHARLWOOD ST, CERRITOS, CA 90703 County of LOS ANGELES

Registered owner(s):  
NELSON SAUDE, 12390 CHARLWOOD

ST, CERRITOS, CA 90703  
ISAURA M SAUDE, 12390 CHARLWOOD ST, CERRITOS, CA 90703  
This business is conducted by a Married Couple

The registrant(s) started doing business on 12/2019.

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/ NELSON SAUDE, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894893#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025020063

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

1. MIRAE DAY CARE, 2. HONG FAMILY CHILD CARE, 1034 S KINGSLEY DR, LOS ANGELES, CA 90006 County of LOS ANGELES

Registered owner(s):  
JINA HONG, 1034 S KINGSLEY DR, LOS ANGELES, CA 90006

This business is conducted by a General Partnership

The registrant(s) started doing business on 02/2020.

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/ JINA HONG, GENERAL PARTNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894881#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025019844

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

HEARTWOOD MASSAGE THERAPY, 18837 CEDAR VALLEY WAY, NEWHALL, CA 91321 County of LOS ANGELES

Registered owner(s):  
CALISA LEE, 18837 CEDAR VALLEY WAY, NEWHALL, CA 91321

This business is conducted by an Individual

The registrant(s) started doing business on 02/2020.

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/ CALISA LEE, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894879#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025019828

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

was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894887#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025019842

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

GEORGE'S AUTO SERVICE, 14213 IMPERIAL HWY, LA MIRADA, CA 90638 County of LOS ANGELES

Registered owner(s):  
AHMAD FARID KHAIRKHWAH, 14213 IMPERIAL HWY, LA MIRADA, CA 90638

This business is conducted by an Individual

The registrant(s) started doing business on 10/2023.

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/ AHMAD FARID KHAIRKHWAH, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894881#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025019838

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

FIVE FIRES, 3850 E STEARNS ST, LONG BEACH, CA 90815 County of LOS ANGELES

Registered owner(s):  
ARMANDO ESPINOZA, 3850 E STEARNS ST, LONG BEACH, CA 90815

This business is conducted by an Individual

The registrant(s) started doing business on 10/2019.

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/ ARMANDO ESPINOZA, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

**NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.**

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).

2/11, 2/18, 2/25, 3/4/25

DC-3894870#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025019815

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

ARMAN'S CATERING, 12515 JOLLETTE AVE, GRANADA HILLS, CA 91344 County of LOS ANGELES

Registered owner(s):  
GEVORG HOVHANNISYAN, 12515 JOLLETTE AVE, GRANADA HILLS, CA 91344



(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894218#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013156  
Current File No.: 2024195956  
Date Filed: 09/18/2024  
PAVILIONS #2739, 8969 SANTA MONICA BLVD., WEST HOLLYWOOD, CA 90069

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894214#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013155  
Current File No.: 2024195932  
Date Filed: 09/18/2024  
VONS #2598, 3233 Foothill Blvd., LA CRESCENTA, CA 90214

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894209#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013154  
Current File No.: 2024195962  
Date Filed: 09/18/2024  
1. VONS #2502, 2. VONS FUEL CENTER #2502, 500 E. MANCHESTER BLVD, INGLEWOOD, CA 90301

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTENTION LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894208#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013153  
Current File No.: 2024195926  
Date Filed: 09/18/2024  
VONS #2275, 410 MANHATTAN BEACH BLVD., MANHATTAN BEACH, CA 90266

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894206#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025014691  
The following person(s) is (are) doing business as:  
MARROQUIN JANITORIAL, 19501 RINALDI ST UNIT 71, PORTER RANCH, CA 91326 County of LOS ANGELES

Registered owner(s):  
EGLÉNTINA MARROQUIN, 19501 RINALDI ST UNIT 71, PORTER RANCH, CA 91326

This business is conducted by an Individual  
The registrant(s) started doing business on 01/2020.

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/ EGLÉNTINA MARROQUIN, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/23/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
2/11, 2/18, 2/25, 3/4/25

**DC-3894203#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013152  
Current File No.: 2024195923  
Date Filed: 09/18/2024  
VONS #2268, 1430 S. FAIRFAX AVE., LOS ANGELES, CA 90019

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894202#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013151  
Current File No.: 2024195920  
Date Filed: 09/18/2024  
VONS #2266, 17380 SUNSET BLVD., PACIFIC PALISADES, CA 90272

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894191#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013150  
Current File No.: 2024195917  
Date Filed: 09/18/2024  
VONS #2261, 3461 W. THIRD ST., LOS ANGELES, CA 90020

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894186#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013148  
Current File No.: 2024195947  
Date Filed: 09/18/2024  
PAVILIONS #2214, 1110 W. ALAMEDA AVE., BURBANK, CA 91506

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894180#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013147  
Current File No.: 2024195944  
Date Filed: 09/18/2024  
PAVILIONS #2212, 11030 JEFFERSON BLVD., CULVER CITY, CA 90230

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894175#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013146  
Current File No.: 2024195914  
Date Filed: 09/18/2024  
VONS #2162, 1440 W. 25TH ST., SAN PEDRO, CA 90732

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894174#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013145  
Current File No.: 2024195941  
Date Filed: 09/18/2024  
PAVILIONS #2105, 4365 GLENCOE AVE., MARINA DEL REY, CA 90292

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894172#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013144  
Current File No.: 2024195908  
Date Filed: 09/18/2024  
VONS #2077, 3118 S. SEPULVEDA BLVD., LOS ANGELES, CA 90034

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

**DC-3894171#**

statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894171#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013143  
Current File No.: 2024195905  
Date Filed: 09/18/2024  
VONS #2066, 18439 VENTURA BLVD., TARZANA, CA 91356

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894170#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013142  
Current File No.: 2024195902  
Date Filed: 09/18/2024  
VONS #2030, 25850 N. THE OLD RD., VALENCIA, CA 91381

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894168#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013141  
Current File No.: 2024195899  
Date Filed: 09/18/2024  
VONS #2001, 5671 KANAN RD., AGOURA HILLS, CA 91301

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894163#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013140  
Current File No.: 2024195896  
Date Filed: 09/18/2024  
VONS #1674, 4033 LAUREL CANYON BLVD, STUDIO CITY, CA 91604

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTN LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894159#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025013331  
The following person(s) is (are) doing

business as:  
CAL BLUE POOLS, 7654 SEDAN AVE, CANOGA PARK, CA 91304 County of LOS ANGELES

Registered owner(s):  
MARTIN TELLES, 7654 SEDAN AVE, CANOGA PARK, CA 91304  
This business is conducted by an Individual  
The registrant(s) started doing business on 01/2020.

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/ MARTIN TELLES, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
2/11, 2/18, 2/25, 3/4/25

**DC-3894157#**

ABD Los Angeles  
**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025013139  
Current File No.: 2024195887  
Date Filed: 09/18/2024  
ALBERTSONS #0359, 9022 BALBOA BLVD, NORTHridge, CA 91325

Registered Owner(s):  
1918 WINTER STREET ABS LLC, 7 CORPORATE DRIVE ATTENTION LEGAL DEPARTMENT, KEENE, NH 03431; State of Incorporation: DE  
Business was conducted by: a limited liability company

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

1918 WINTER STREET ABS LLC  
S/ KEVIN MCNAMARA, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.  
2/11, 2/18, 2/25, 3/4/25

**DC-3894142#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025017614

The following person(s) is (are) doing business as:  
SHAHNOUSH, 6623 WOODLAKE AVE, WEST HILLS, CA 91307 County of LOS ANGELES

Registered owner(s):  
SHAHZAD MONDEGARI, 6623 WOODLAKE AVE, WEST HILLS, CA 91307

This business is conducted by an Individual  
The registrant(s) started doing business on 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/ SHAHZAD MONDEGARI, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/28/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
2/11, 2/18, 2/25, 3/4/25

**DC-3892498#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025015275  
The following person(s) is (are) doing business as:  
HANDY SOLUTIONS, 365 E 116th st, Los Angeles, CA 90061 County of LOS ANGELES

Registered owner(s):  
Andres Chavez, 365 E 116th st, Los Angeles, CA 90061  
This business is conducted by an Individual

The registrant(s) started doing business on 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/ Andres Chavez, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/23/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
2/4, 2/11, 2/18, 2/25/25

**DC-3892179#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025019440  
The following person(s) is (are) doing business as:  
NO.060, 13351 RIVERSIDE DRIVE 663, SHERMAN OAKS, CA 91423 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI NO 5413887  
Registered owner(s):  
DANABB COLLECTIVE INC., 13351 RIVERSIDE DRIVE 663, SHERMAN OAKS, CA 91423; State of Incorporation: CA



(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

DC-3891701#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025018287

The following person(s) is (are) doing business as:  
VITAL ELECTRIC, 11363 SUNBURST ST, SYLMAR, CA 91342 County of LOS ANGELES

Registered owner(s):  
GREGORY ERWIN LOPEZ, 11363 SUNBURST ST, SYLMAR, CA 91342  
This business is conducted by an Individual

The registrant(s) started doing business 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/ GREGORY ERWIN LOPEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/28/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

DC-3891647#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020658

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

A C S A MAINTENANCE MULTISERVICES, 12902 LARIAT LN, NORWALK, CA 90650 County of LOS ANGELES

Registered owner(s):  
ANDER ROBERTO CASTILLO MARTINEZ, 12902 LARIAT LN, NORWALK, CA 90650

This business is conducted by an Individual

The registrant(s) started doing business 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/ ANDER ROBERTO CASTILLO MARTINEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/31/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891619#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020675

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

NSC COACHING & CONSULTING, 6462 MONTGOMERY AVE, LAKE BALBOA, CA 91406 County of LOS ANGELES

Registered owner(s):  
NANCY SHUFORD CRAIG, 6462 MONTGOMERY AVE, LAKE BALBOA, CA 91406

This business is conducted by an Individual

The registrant(s) started doing business 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/ NANCY SHUFORD CRAIG, OWNER

DC-3891656#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025019084

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

T2 IGNITE, 21250 HAWTHORNE BLVD., SUITE 250, TORRANCE, CA 90503, County of LOS ANGELES

Articles of Incorporation or Organization Number: AI #ON: 2020030310045

Registered owner(s):  
T2 LABS, LLC, 21250 HAWTHORNE BLVD., SUITE 250, TORRANCE CA 90503; CALIFORNIA

This business is conducted by: A LIMITED LIABILITY COMPANY

The registrant commenced to transact business under the fictitious business name or names listed above on 11/2024

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/ KEVIN TORF, MANAGER  
T2 LABS, LLC

This statement was filed with the County Clerk of Los Angeles on JANUARY 29, 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

DC-3891647#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020658

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

A C S A MAINTENANCE MULTISERVICES, 12902 LARIAT LN, NORWALK, CA 90650 County of LOS ANGELES

Registered owner(s):  
ANDER ROBERTO CASTILLO MARTINEZ, 12902 LARIAT LN, NORWALK, CA 90650

This business is conducted by an Individual

The registrant(s) started doing business 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/ ANDER ROBERTO CASTILLO MARTINEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/31/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891619#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020675

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

NSC COACHING & CONSULTING, 6462 MONTGOMERY AVE, LAKE BALBOA, CA 91406 County of LOS ANGELES

Registered owner(s):  
NANCY SHUFORD CRAIG, 6462 MONTGOMERY AVE, LAKE BALBOA, CA 91406

This business is conducted by an Individual

The registrant(s) started doing business 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/ NANCY SHUFORD CRAIG, OWNER

DC-3891656#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025019084

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

T2 IGNITE, 21250 HAWTHORNE BLVD., SUITE 250, TORRANCE, CA 90503, County of LOS ANGELES

Articles of Incorporation or Organization Number: AI #ON: 2020030310045

This statement was filed with the County Clerk of Los Angeles County on 01/31/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891617#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020660

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

QUICK FRAMES, 2904 LOS FELIZ BLVD, LOS ANGELES, CA 90039 County of LOS ANGELES

Registered owner(s):  
JI HYUN LEE, 2904 LOS FELIZ BLVD, LOS ANGELES, CA 90039

This business is conducted by an Individual

The registrant(s) started doing business on 01/2017.

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/ JI HYUN LEE, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/31/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891608#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025020670

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

TGB SERVICES, 28024 LIANA LN, VALENCIA, CA 91354 County of LOS ANGELES

Registered owner(s):  
WILLIAM W BRIXON JR., 28024 LIANA LN, VALENCIA, CA 91354

This business is conducted by an Individual

The registrant(s) started doing business on 12/2023.

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/ WILLIAM W BRIXON JR., OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/31/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891284#

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/ DAULAT DIN MIYA, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/28/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

DC-3891587#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025017524

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

INTERNATIONAL CHAPLAINCY SCHOOL, 13829 HAWTHORNE BLVD, HAWTHORNE, CA 90250 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 6082252

Registered owner(s):  
MINISTERIO RESTAURACION DE FAMILIAS, 13829 HAWTHORNE BLVD, HAWTHORNE, CA 90250; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business on 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/ HERNAN EZEQUIEL ROJO ARAYA, CEO

This statement was filed with the County Clerk of Los Angeles County on 01/28/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

DC-3891057#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025009344

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

FRED WOLF FILMS, 4222 W. BURBANK BLVD., BURBANK, CA 91505 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 510685

Registered owner(s):  
MURAKAMI-WOLF-SWENSON, INC., 4222 W. BURBANK BLVD., BURBANK, CA 91505; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business 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/ CHERYL WADSWORTH, SECRETARY

This statement was filed with the County Clerk of Los Angeles County on 01/15/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

DC-3891031#

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025016058

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

**VALVOLINE INSTANT OIL CHANGE IH0046, 3960 ARTESIA BLVD TORRANCE CA 90504**, County of LOS ANGELES

Registered owner(s):

**HENLEY PACIFIC LLC, 54 JACONNET ST , NEWTON HIGHLANDS, MA 02461**; State of Incorporation/Organization DELAWARE

This business is conducted by: a Limited Liability Company

The registrant commenced to transact business under the fictitious business name or names 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)).

**HENLEY PACIFIC LLC S/ MICHAEL J MCLAUGHLIN, TREASURER**

This statement was filed with the County Clerk of Los Angeles on Jan 24 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3890890#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025009367

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

**DON TEMPLE FAMILY CHARITABLE FOUNDATION, 4338 HEATHER ROAD, LONG BEACH, CA 90808** County of LOS ANGELES

Registered owner(s):

**THE TEMPLE FAMILY CHARITABLE FOUNDATION, 4338 HEATHER ROAD, LONG BEACH, CA 90808**; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business 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)).

**THE TEMPLE FAMILY CHARITABLE FOUNDATION S/ LOIS MARLENE MONTGOMERY-TEMPLE, CEO**

This statement was filed with the County Clerk of Los Angeles County on 01/07/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3890725#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025016046

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

**CINEVIZION, 2130 N. HOLLYWOOD WAY BURBANK CA 91505**, County of LOS ANGELES

Registered owner(s):

**DELUXE DIGITAL CINEMA INC. 2130 N. HOLLYWOOD WAY BURBANK CA 91505** This business is conducted by: a Corporation

The registrant commenced to transact

business under the fictitious business name or names listed above on 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)).

**DELUXE DIGITAL CINEMA INC. S/ CYRIL DRABINSKY, PRESIDENT**

This statement was filed with the County Clerk of Los Angeles on Jan 24 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3890611#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024256455

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

**CREAMISTRY CERRITOS, 11442 SOUTH STREET, CERRITOS, CA 90703** County of LOS ANGELES

Registered owner(s):

**IKN LLC, 11442 SOUTH STREET, CERRITOS, CA 90703**; State of Incorporation: CA

This business is conducted by a limited liability company

The registrant(s) started doing business on 06/2019.

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)).

**IKN LLC S/ KENNETH PAK, PRESIDENT**

This statement was filed with the County Clerk of Los Angeles County on 12/18/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3890550#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025014490

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

**SOCIAL SNIPPETS, 2785 PACIFIC COAST HWY STE E #1, TORRANCE, CA 90505 - 7060** County of LOS ANGELES

Registered owner(s):

**AWYKOFF CONSULTING, LLC, 2785 PACIFIC COAST HWY STE E #1, TORRANCE, CA 90505**; State of Incorporation: CA

This business is conducted by a limited liability company

The registrant(s) started doing business 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)).

**AWYKOFF CONSULTING, LLC S/ SHARON WYKOFF, CEO**

This statement was filed with the County Clerk of Los Angeles County on 01/23/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

**DC-3890459#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025015447

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

**MAMA LU'S DUMPLING HOUSE, 50 N. LA CIENEGA BLVD. STE 130, BEVERLY HILLS, CA 90211** County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 3973099

Registered owner(s):

**B.H. INVESTMENT GROUP, INC., 411 E. HUNTINGTON DR. STE 208, ARCADIA, CA 91006**; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business 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)).

**B.H. INVESTMENT GROUP, INC. S/ BOBBY LU, CEO**

This statement was filed with the County Clerk of Los Angeles County on 01/24/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

**DC-3890415#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025012952

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

**EH MEDICAL AESTHETICS, 155 NORTH RIVERVIEW DRIVE, ANAHEIM, CA 92808** County of LOS ANGELES

Registered owner(s):

**ERIN HEALY, MD, PC, 155 NORTH RIVERVIEW DRIVE, ANAHEIM, CA 92808**; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business 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)).

**ERIN HEALY, MD, PC S/ ERIN HEALY, PRESIDENT**

This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

**DC-3889940#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025010952

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

**CONSULT HR NOW, 7077 WILLOUGHBY AVE UNIT 515, LOS ANGELES, CA 90038** County of LOS ANGELES

Registered owner(s):

**THERESA CARLISLE, 7077 WILLOUGHBY AVE UNIT 515, LOS ANGELES, CA 90038**

This business is conducted by an Individual

The registrant(s) started doing business on 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/ THERESA CARLISLE, OWNER**

This statement was filed with the County Clerk of Los Angeles County on 01/17/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889925#****STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2025012165

Current File No.: 2024146417  
Date Filed: JULY 10, 2024**LJF COMPUTER SERVICES, 830 SOULAGIANA COURT, LOS ANGELES, CA 90059**

Registered Owner(s):

**LESLIE FISHER, 830 SOULAGIANA COURT LOS ANGELES, CA 90059**

Business was conducted by: AN INDIVIDUAL.

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

**S/ LESLIE FISHER, OWNER**

This statement was filed with the County Clerk of Los Angeles County on JAN 21, 2025.

2/4, 2/11, 2/18, 2/25/25

**DC-3889812#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025007235

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

**SNOW FAMILY MANAGEMENT CO, 5505 OVERDALE DR, LOS ANGELES, CA 90043** County of LOS ANGELES

Registered owner(s):

**STEVE SNOW, 5505 OVERDALE DR, LOS ANGELES, CA 90043**

This business is conducted by an Individual

The registrant(s) started doing business on 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/ STEVE SNOW, OWNER**

This statement was filed with the County Clerk of Los Angeles County on 01/13/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889769#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025013629

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

**JENESIS HOMES, 9921 SCRIBNER AVENUE, WHITTIER, CA 90605** County of LOS ANGELES

Registered owner(s):

**JOANN A MOCILING, 14932 CRYSTAL CIRCLE, IRVINE, CA 92604**

This business is conducted by an Individual

The registrant(s) started doing business on 12/2024.

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/ JOANN A MOCILING, OWNER**

This statement was filed with the County Clerk of Los Angeles County on 01/22/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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 accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

**DC-3889748#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025008640

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

**MOXIE LABS, 2927 VIA LA SELVA, PALOS VERDES ESTATES, CA 90274** County of LOS ANGELES

Registered owner(s):

**DEANNE FABIAN DIMASCIO, 2927 VIA LA SELVA, PALOS VERDES ESTATES, CA 90274**

This business is conducted by an Individual

The registrant(s) started doing business on 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/ DEANNE FABIAN DIMASCIO, OWNER**

This statement was filed with the County Clerk of Los Angeles County on 01/15/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889694#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025008768

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

**1. DENTAQUEST, 2. DENTAQUEST OF CALIFORNIA, 23291 MILL CREEK DRIVE SUITE 200, LAGUNA HILLS, CA 92653** County of LOS ANGELES

Registered owner(s):

**CALIFORNIA DENTAL NETWORK, INC., 96 WORCESTER STREET, WELLESLEY HILLS, MA 02481**; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business 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/ MARISOL CAROLINA OCHOA, GENERAL PARTNER**

This statement was filed with the County Clerk of Los Angeles County on 01/16/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective

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)).

**CALIFORNIA DENTAL NETWORK, INC. S/ COLLEEN KALLAS, SECRETARY** This statement was filed with the County Clerk of Los Angeles County on 01/15/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889685#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025009104

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

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889664#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005976

The following person(s) is (are) doing business as:  
LAND SOLUTION GROUP, 100 WEST HIGH ST. #44 #44, MOORPARK, CA 93021 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 5908049  
Registered owner(s):  
RT REALTY, INC., 100 WEST HIGH ST. #44, MOORPARK, CA 93021; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 12/2024.

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).  
RT REALTY, INC.  
S/ ROBERT TAYLOR, PRESIDENT  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889607#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025006346

The following person(s) is (are) doing business as:  
FROGGIN DAZ, 1278 N EASTBURY AVE., COVINA, CA 91722 County of LOS ANGELES  
Registered owner(s):  
DIANE DUDEK, 1278 N EASTBURY AVE., COVINA, CA 91722  
This business is conducted by an Individual  
The registrant(s) started doing business on 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/ DIANE DUDEK, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/13/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889553#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025010681

The following person(s) is (are) doing business as:  
1. EDIBOL, 2. BOLINA, 661 SOUTH EL MOLINO AVE., PASADENA, CA 91106 County of LOS ANGELES  
Mailing Address: 601 ANGELUS PLACE, VENICE, CA 90291  
Articles of Incorporation or Organization

Number: LLC/AI No 201420210305  
Registered owner(s):  
B ARTS DISTRICT, LLC, 661 SOUTH EL MOLINO AVE., PASADENA, CA 91106; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business on 07/2015.

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).  
B ARTS DISTRICT, LLC  
S/ ANDREA UYEDA, MANAGER  
This statement was filed with the County Clerk of Los Angeles County on 01/17/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/28, 2/4, 2/11, 2/18/25

**DC-3889551#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025012581

The following person(s) is (are) doing business as:  
THY THY HAIR DESIGN, 8905 GARVEY AVE STE A8, ROSEMEAD, CA 91770 County of LOS ANGELES  
Registered owner(s):  
KATHY HUYNH, 9835 RIO HONDO PKWY APT E, EL MONTE, CA 91733  
This business is conducted by an Individual  
The registrant(s) started doing business 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/ KATHY HUYNH, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/21/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

**DC-3889454#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025019779

The following person(s) is (are) doing business as:  
GH GROUP ENGINEERING, 16320 SHADYBEND DR, HACIENDA HEIGHTS, CA 91745 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 6137789  
Registered owner(s):  
GH GROUP DESIGN -BUILD INC., 16320 SHADYBEND DR, HACIENDA HEIGHTS, CA 91745; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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).  
GH GROUP DESIGN -BUILD INC.  
S/ GUILLERMO M HURTADO, PRESIDENT

This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

**DC-3889315#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025025529

The following person(s) is (are) doing business as:  
LA STAGE & STYLE, 1590 ROSECRANS AVE. STE D #113 MANHATTAN BEACH CA 90266, County of LOS ANGELES  
Registered owner(s):  
SOCAL DESIGN SOLUTIONS LLC, 4924 BALBOA BLVD, 281 ENCINO CA 91316  
This business is conducted by: A Limited Liability Company  
The registrant commenced to transact business under the fictitious business name or names 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).  
SOCAL DESIGN SOLUTIONS LLC  
S/ MENY ATIAS, MANAGING MEMBER  
This statement was filed with the County Clerk of Los Angeles on 02/06/2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

**DC-3889242#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025011809

The following person(s) is (are) doing business as:  
OHANA STUDENT SERVICES, 26650 THE OLD ROAD SUITE 212, VALENCIA, CA 91381 County of LOS ANGELES  
Registered owner(s):  
MONUMENT INNOVATIONS, 26650 THE OLD ROAD SUITE 212, VALENCIA, CA 91381; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 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).  
MONUMENT INNOVATIONS  
S/ BRETT NELSON, PRESIDENT  
This statement was filed with the County Clerk of Los Angeles County on 01/21/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

**DC-3888909#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025001461

The following person(s) is (are) doing business as:  
MANTECA FISH COMPANY, 616 STANFORD AVENUE, LOS ANGELES, CA 90021 County of LOS ANGELES

the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 2/4, 2/11, 2/18, 2/25/25

**DC-3889241#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025011658

The following person(s) is (are) doing business as:  
AAACVS, 1411 ATHENA, WEST COVINA, CA 91790 County of LOS ANGELES  
Registered owner(s):  
JERRY LIN, 1004 W WEST CORINA PKWY UNIT 485, WEST COVINA, CA 91790  
ASSOCIATION OF ASIAN AMERICAN CERTIFIED VALUATION SPECIALISTS, 1411 ATHENA, WEST COVINA, CA 91790  
This business is conducted by an unincorporated association other than partnership  
The registrant(s) started doing business on 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/ JERRY LIN, GENERAL PARTNER  
This statement was filed with the County Clerk of Los Angeles County on 01/21/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/4, 2/11, 2/18, 2/25/25

**DC-3889005#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025019872

The following person(s) is (are) doing business as:  
PRIMERA PHARMA PARTNERS, 4804 LAUREL CANYON BLVD #331, VALLEY VILLAGE, CA 91607 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 202359910664  
Registered owner(s):  
AB BIOPHARMA CONSULTING LLC, 11360 DONA DOROTEA DR, STUDIO CITY, CA 91604; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business 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).  
AB BIOPHARMA CONSULTING LLC  
S/ ALEX BABAYAN, MANAGING MEMBER  
This statement was filed with the County Clerk of Los Angeles County on 01/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/11, 2/18, 2/25, 3/4/25

**DC-3888909#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025003193

The following person(s) is (are) doing business as:  
TACOS SUPREME, 12824 HADLEY ST., STE 7, WHITTIER, CA 90601 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 6484240  
Registered owner(s):  
TACOS SUPREME, INC., 12824 HADLEY ST., STE 7, WHITTIER, CA 90601; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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

Articles of Incorporation or Organization Number: LLC/AI No 2829549  
Registered owner(s):  
C R A B H O U S E T R A D I N G CORPORATION, 616 STANFORD AVENUE, LOS ANGELES, CA 90021; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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).  
C R A B H O U S E T R A D I N G CORPORATION  
S/ TOMMY PHAN, PRESIDENT  
This statement was filed with the County Clerk of Los Angeles County on 01/03/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888660#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005004

The following person(s) is (are) doing business as:  
AMERICAN MOXIE, 7338 MOONEY AVE., ROSEMEAD, CA 91770 County of LOS ANGELES  
Registered owner(s):  
SELKIES DESIGNS LLC, 7338 MOONEY AVE., ROSEMEAD, CA 91770; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business 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).  
SELKIES DESIGNS LLC  
S/ TERRI N TANG, MANAGING MEMBER  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888616#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025003193

The following person(s) is (are) doing business as:  
TACOS SUPREME, 12824 HADLEY ST., STE 7, WHITTIER, CA 90601 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 6484240  
Registered owner(s):  
TACOS SUPREME, INC., 12824 HADLEY ST., STE 7, WHITTIER, CA 90601; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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).  
TACOS SUPREME, INC.  
S/ FRANK ZELAYA, PRESIDENT  
This statement was filed with the County Clerk of Los Angeles County on 01/07/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888610#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025003117

The following person(s) is (are) doing business as:  
THE BREATHE INSTITUTE CALABASAS, 4505 LAS VIRGENES RD., STE 209, CALABASAS, CA 91302 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 4074680  
Registered owner(s):  
SANDA VALCU-PINKERTON, A PROFESSIONAL CORPORATION, 4505 LAS VIRGENES RD., STE 209, CALABASAS, CA 91302; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 09/2019.

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).  
SANDA VALCU-PINKERTON, A PROFESSIONAL CORPORATION  
S/ SANDA VALCU-PINKERTON, PRESIDENT  
This statement was filed with the County Clerk of Los Angeles County on 01/07/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888544#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025004701

The following person(s) is (are) doing business as:  
CARE PODIATRY, 11911 ARTESIA BLVD SUITE 103, CERRITOS, CA 90701 County of LOS ANGELES  
Registered owner(s):  
MAIJALA PODIATRY CORPORATION, 11911 ARTESIA BLVD SUITE 103, CERRITOS, CA 90701; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 12/2024.

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).  
MAIJALA PODIATRY CORPORATION  
S/ BRANDON MAIJALA, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/08/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888543#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025010403  
The following person(s) is (are) doing business as:  
**MEMORIALCARE INDEPENDENT PHYSICIANS, 17360 BROOKHURST STREET FOUNTAIN VALLEY CA 92708.** County of FOUNTAIN VALLEY  
Registered owner(s):  
GREATER NEWPORT PHYSICIANS MEDICAL GROUP, INC., 17360 BROOKHURST STREET FOUNTAIN VALLEY CA 92708; State of Incorporation/ Organization: CA  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 06/1985  
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)).  
GREATER NEWPORT PHYSICIANS MEDICAL GROUP, INC.  
S/ BART BARRETT, M.D.  
This statement was filed with the County Clerk of Los Angeles on Jan 16 2025  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888469#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024258022  
The following person(s) is (are) doing business as:  
DA GENERAL, 17250 SUNSET BLVD, UNIT 110, PACIFIC PALISADES, CA 90272 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/Al No 6084593  
Registered owner(s):  
GARAGE DOOR REPAIR NEAR ME INC, 8265 W SUNSET BLVD STE 100, LOS ANGELES, CA 90046; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 12/2024.  
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)).  
GARAGE DOOR REPAIR NEAR ME INC  
S/ DANNY ATAR, SECRETARY  
This statement was filed with the County Clerk of Los Angeles County on 12/23/2024.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888132#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025011589  
The following person(s) is (are) doing business as:  
BDC SPECIAL WASTE SERVICES, 1211 W. GLADSTONE ST., AZUSA, CA 91702 County of LOS ANGELES  
Mailing Address: 1001 FANNIN, SUITE 4000, Houston, TX 77002  
Registered owner(s):  
USA WASTE OF CALIFORNIA, INC., 800 CAPITOL ST STE 3000, HOUSTON, TX 77002; State of Incorporation: DE  
This business is conducted by a Corporation  
The registrant(s) started doing business on 04/1998.  
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)).  
USA WASTE OF CALIFORNIA, INC.  
S/ COURTNEY A. TIPPY, SECRETARY  
This statement was filed with the County Clerk of Los Angeles County on 01/17/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/28, 2/4, 2/11, 2/18/25

**DC-3888180#**

FILE NO. 2025 009290  
FICTITIOUS BUSINESS NAME STATEMENT  
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BRAAZO PIZZA 100 1/2 WEST 7TH STREET LOS ANGELES CA 90014 county of: LA COUNTY.  
Al #ON: 5976573  
Registered Owner(s): BRAAZO FOODS, 20461 GILMORE STREET WINNETKA CA 91306 [CALIFORNIA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.  
I declare that all the information in this statement is true and correct. (A registrant who declares 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/ BRAAZO FOODS BY: DANIEL DINARI, CEO  
This statement was filed with the County Clerk of LOS ANGELES County on JAN 15 2025 expires on JAN 15 2030.  
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of 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 the registered owner. A new fictitious business name statement must be filed before either 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888132#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 2025006202  
The following person(s) is (are) doing business as:  
STARDUST REALTY, 3553 ATLANTIC AVE, #B230, LONG BEACH, CA 90807 County of LOS ANGELES  
Registered owner(s):  
CAROL L. GONZALES, 3553 ATLANTIC AVENUE NO. 230, LONG BEACH, CA 90807  
This business is conducted by an Individual  
The registrant(s) started doing business on 01/2020.  
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/ CAROL L. GONZALES, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888124#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025009908  
The following person(s) is (are) doing business as:  
**STARDUST LEGAL SOLUTIONS, 3553 ATLANTIC AVE, #B230 LONG BEACH, CA 90807.** County of LOS ANGELES  
Registered owner(s):  
CAROL L. GONZALES, 3553 ATLANTIC AVE, #B230 LONG BEACH, CA 90807  
This business is conducted by: AN INDIVIDUAL  
The registrant commenced to transact business under the fictitious business name or names listed above on 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/ CAROL L. GONZALES, OWNER  
This statement was filed with the County Clerk of Los Angeles on 1/16/2025  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3888111#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025009544  
The following person(s) is (are) doing business as:  
GOOD LIFE CONSTRUCTION, 6533 HICKORY STREET, PALMDALE, CA 93551 County of LOS ANGELES  
Registered owner(s):  
MATTHEW J BENAVIDES, 6533 HICKORY STREET, PALMDALE, CA 93551  
This business is conducted by an Individual  
The registrant(s) started doing business 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/ MATTHEW J BENAVIDES, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/16/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/28, 2/4, 2/11, 2/18/25

**DC-3888077#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 220251000031  
The following person(s) is (are) doing business as:  
**FIGHT'S ON CONSULTING, 9288 N BOYD AVE, FRESNO, CA 93720.** County of FRESNO COUNTY  
Registered owner(s):  
LUNDSTROM WATER LOGISTICS LLC, 9288 NORTH BOYD AVENUE FRESNO, CA 93720  
Article of Incorporation: 202460617353  
This business is conducted by: LIMITED LIABILITY COMPANY  
The registrant commenced to transact business under the fictitious business name or names 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/ EVAN LUNDSTROM, MEMBER  
This statement was filed with the County Clerk of Los Angeles on JAN 02, 2025  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end

of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887892#**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005581  
The following person(s) is (are) doing business as:  
MAGIC CARPET EVENTS, 3810 WILSHIRE BLVD. #1905, LOS ANGELES, CA 90010 - 3223 County of LOS ANGELES  
Registered owner(s):  
KRISTINA JOY GUTIERREZ, 3810 WILSHIRE BLVD. #1905, LOS ANGELES, CA 90010  
This business is conducted by an Individual  
The registrant(s) started doing business

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/ KRISTINA JOY GUTIERREZ, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887858#**

# Be A Well-Informed Professional

The Daily Commerce is your source for news on what's happening in the Southland's business community.

- ◆ Foreclosure Listings
- ◆ REO's
- ◆ Probate Notices
- ◆ Legal Advertising
- ◆ Mortgage Loan Guide
- ◆ Bulk Sales



News articles, reports and lively features give you inside information on business and its players. Our format allows you to stay on top of laws, legislation, trends and markets.

## Daily Commerce

**We deliver business news daily!**

Call (213) 229-5412  
for subscription information





(213) 229-5500

**LEGAL NOTICES**

FAX (213) 229-5481

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887314#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005377

The following person(s) is (are) doing business as:  
NW FLOWERS - BY ESTHER, 5203 1/2 OLIVA AVE, LAKEWOOD, CA 90712 County of LOS ANGELES  
Registered owner(s):  
ESTHER BRAVO CISNEROS, 5203 1/2 OLIVA AVE, LAKEWOOD, CA 90712  
This business is conducted by an Individual  
The registrant(s) started doing business on 07/2021.

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/ ESTHER BRAVO CISNEROS, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887294#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025015219

The following person(s) is (are) doing business as:  
INTRIGUE FINANCIAL SERVICES, 16060 VENTURA BLVD STE 321, ENCINO, CA 91436 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 202125610783  
Registered owner(s):  
INTRIGUE SKIN LLC, 16060 VENTURA BLVD, #321, ENCINO, CA 91436; State of Incorporation: CA

This business is conducted by a limited liability company  
The registrant(s) started doing business 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)).

INTRIGUE SKIN LLC  
S/ SIERRA MARSHALL, MEMBER  
This statement was filed with the County Clerk of Los Angeles County on 01/23/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/4, 2/11, 2/18, 2/25/25

**DC-3887249#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025001366

The following person(s) is (are) doing business as:  
SERVICE GROUP DISTRIBUTION, 190 E. ARROW HIGHWAY, SUITE F, SAN DIMAS, CA 91773 County of LOS ANGELES

Registered owner(s):  
NATIONAL GLASS SERVICE GROUP, LLC, 5500 FRANTZ ROAD, SUITE 120, DUBLIN, OH 43017; State of Incorporation: NV  
This business is conducted by a limited liability company  
The registrant(s) started doing business 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)).

NATIONAL GLASS SERVICE GROUP, LLC  
S/ HAYTHAM ELZAYN, MANAGING MEMBER

This statement was filed with the County Clerk of Los Angeles County on 01/03/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887121#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024262642

The following person(s) is (are) doing business as:  
MOBILE TAX SOLUTIONS, 16332 CORNUTA AVE, BELLFLOWER, CA 90706 County of LOS ANGELES

Registered owner(s):  
LETICIA QUECHOLAC GARCIA, 16332 CORNUTA AVE, BELLFLOWER, CA 90706

This business is conducted by an Individual  
The registrant(s) started doing business on 12/2024.

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/ LETICIA QUECHOLAC GARCIA, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 12/31/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887113#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025007554

The following person(s) is (are) doing business as:  
LOUIE'S LIQUOR, 596 E FOOTHILL BLVD, AZUSA, CA 91702 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 6517263  
Registered owner(s):

LOUIE'S LIQUOR SHOP INC., 596 E FOOTHILL BLVD, AZUSA, CA 91702; State of Incorporation: CA

This business is conducted by a Corporation  
The registrant(s) started doing business on 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)).

LOUIE'S LIQUOR SHOP INC.  
S/ ELIAS NEMEH, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/14/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

**DC-3886937#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024262391

The following person(s) is (are) doing business as:  
1. MAPLE CRANE STUDIOS, 2. MAPLE CRANE GAMES, 1724 EAST 1ST STREET UNIT 1 UNIT 1, LONG BEACH, CA 90802 County of LOS ANGELES

Registered owner(s):  
ROBYN TO, 1724 EAST 1ST STREET 1, LONG BEACH, CA 90802

This business is conducted by an Individual  
The registrant(s) started doing business on 12/2024.

**DC-3887107#**

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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3887144#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025021702

The following person(s) is (are) doing business as:  
1. PAPER& KLOUD, 2. KLOVUS MORTGAGE, 13216 FAIRGROVE AVE BALDWIN PARK, CA 91706, County of LOS ANGELES

Registered owner(s):  
KLOVUS INCORPORATED, 13216 FAIRGROVE AVE BALDWIN PARK, CA 91706; State of Incorporation/Organization CALIFORNIA

This business is conducted by a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 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)).

KLOVUS INCORPORATED  
S/ ANGEL QUINONEZ  
This statement was filed with the County Clerk of Los Angeles on 02/03/2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 2/11, 2/18, 2/25, 3/4/25

**DC-3887023#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025006909

The following person(s) is (are) doing business as:  
ULTRA SPORTS ATHLETES, 2304 CALLE ADRIANA, SAN DIMAS, CA 91773 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 201919210373  
Registered owner(s):

TEAM V ENTERPRISES LLC, 2304 CALLE ADRIANA, SAN DIMAS, CA 91773; State of Incorporation: CA

This business is conducted by a limited liability company  
The registrant(s) started doing business on 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)).

TEAM V ENTERPRISES LLC  
S/ JOSE A. VALLEJO, MANAGING MEMBER

This statement was filed with the County Clerk of Los Angeles County on 01/13/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/28, 2/4, 2/11, 2/18/25

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/ ROBYN TO, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 12/31/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3886928#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005881

The following person(s) is (are) doing business as:  
JAT AUTO BODY, 10157 VALLEY BLVD, EL MONTE, CA 91731 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 6499382

Registered owner(s):  
ML BODYSHOP INC, 10157 VALLEY BLVD, EL MONTE, CA 91731; State of Incorporation: CA

This business is conducted by a Corporation  
The registrant(s) started doing business 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)).

ML BODYSHOP INC  
S/ XIONG WEI ZENG, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/10/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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). 1/21, 1/28, 2/4, 2/11/25

**DC-3886879#****FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025004027

The following person(s) is (are) doing business as:  
MKH CONSULTING GROUP, 6041 VAREIL AVE SUITE 553, WOODLAND HILLS, CA 91367 County of LOS ANGELES

Registered owner(s):  
MKH GLOBAL GROUP INC, 6041 VAREIL AVE SUITE 553, WOODLAND HILLS, CA 91367; State of Incorporation: CA

This business is conducted by a Corporation  
The registrant(s) started doing business 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)).

MKH GLOBAL GROUP INC  
S/ MEHRABAN KHORRAM, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/08/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of



(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3885582#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025003361  
The following person(s) is (are) doing business as:  
LYTIQS, 18319 GREVILLEA AVE, REDONDO BEACH, CA 90278 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 200918210156  
Registered owner(s):  
HUMAN CAPITAL MANAGEMENT INSTITUTE, LLC, 18319 GREVILLEA AVE., REDONDO BEACH, CA 90278; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business on 12/2024.

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)).

HUMAN CAPITAL MANAGEMENT INSTITUTE, LLC  
S/ EDWARD A. HUGHES, CFO  
This statement was filed with the County Clerk of Los Angeles County on 01/07/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3885296#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025003187  
The following person(s) is (are) doing business as:  
1. JAFASHION, 2. JAFASHION & CO., 3. JAF, 4. JAFANDCO, 17800 CASTLETON ST. SUITE #383, CITY OF INDUSTRY, CA 91748 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No C4840377  
Registered owner(s):

JAL ENTERPRISE INC., 17800 CASTLETON ST. SUITE #383, CITY OF INDUSTRY, CA 92821; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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)).  
JAL ENTERPRISE INC.  
S/ YI LAM, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/07/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3885195#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025011547  
The following person(s) is (are) doing business as:  
MARY CHANG CONSULTING, 6239 1/2 ORANGE ST., LOS ANGELES, CA 90048 County of LOS ANGELES  
Registered owner(s):  
MARY CHANG, 6239 1/2 ORANGE ST., LOS ANGELES, CA 90048  
This business is conducted by an Individual  
The registrant(s) started doing business 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/ MARY CHANG, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/17/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/4, 2/11, 2/18, 2/25/25

**DC-3885150#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025002042  
The following person(s) is (are) doing business as:  
VIA HAVANA CIGAR COMPANY, 20906 DALTON AVENUE, TORRANCE, CA 90501 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 6492121  
Registered owner(s):  
VIA HAVANA TABACALERA, 325 NORTH LARCHMONT BOULEVARD SUITE 355, LOS ANGELES, CA 90004; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business 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)).  
VIA HAVANA TABACALERA  
S/ STEPHEN JOHN ADIB, CEO  
This statement was filed with the County Clerk of Los Angeles County on 01/06/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 1/21, 1/28, 2/4, 2/11/25

**DC-3884781#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025006789  
The following person(s) is (are) doing business as:  
INFILLIO, 8605 SANTA MONICA BLVD PNB 234517, WEST HOLLYWOOD CA 90069, County of LOS ANGELES  
Articles of Incorporation or Organization Number: AI #ON: 202356013953  
Registered owner(s):  
TRADE ROCKET LLC, 8605 SANTA MONICA BLVD #234517, WEST HOLLYWOOD CA 90069; CALIFORNIA  
This business is conducted by: A LIMITED LIABILITY COMPANY  
The registrant commenced to transact business under the fictitious business name or names listed above on 02/2024  
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/ DOMINIK BAUER, MEMBER  
TRADE ROCKET LLC  
This statement was filed with the County Clerk of Los Angeles on JANUARY 13, 2025  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/4, 2/11, 2/18, 2/25/25

**DC-3883148#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025016175  
The following person(s) is (are) doing business as:  
GENERATE ENTERTAINMENT STUDIO, 12304 SANTA MONICA BLVD STE 107A, LOS ANGELES, CA 90025 County of LOS ANGELES  
Mailing Address: 9461 CHARLEVILLE BLVD #264, LOS ANGELES, CA 90212  
Registered owner(s):  
KATHARINE COOK, 9461 CHARLEVILLE BLVD #264, BEVERLY HILLS, CA 90025; State of Incorporation: CA  
This business is conducted by an Individual  
The registrant(s) started doing business on 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/ KATHARINE COOK, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 01/24/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of 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. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. 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). 2/4, 2/11, 2/18, 2/25/25

**DC-3852442#**

## GOVERNMENT

### CITATION (WIC 366.26 HEARING)

Court No. 24LJJP00282A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Jayce Daniel Kerr, aka Jayce Kerr, aka Jayce D. Kerr To Shayna Marie Kerr Mastro, aka Shayna M. Kerr Mastro, aka Shayna Kerr Mastro (mother), whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 426 of the above entitled Court located at 1040 West Avenue J. Lancaster CA 93534, on April 17, 2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult

relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).  
D a t e d 0 1 / 2 3 / 2 0 2 5  
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court By Briana Andrade, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143 Attorney(s) for Los Angeles County Department of Children and Family Services 2/11, 2/18, 2/25, 3/4/25

**DC-3895498#**

### CITATION (WIC 366.26 HEARING)

Court No. 21CCJP05878A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: RYAN JOSIAH ACEVES aka RYAN J. ACEVES aka RYAN ACEVES (CASE# 1029-2039-4226-5007117) To LOURDES ACEVES (mother), whereabouts unknown and to PETER J. ACEVES SR; aka PETER ACEVES; aka PETER J. ACEVES aka PETER JIMMY ACEVES; aka PETER JIMMY ACEVES SR. (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 281 of the above entitled Court located at Dept. 281, 400 Civic Center Plaza, Pomona, CA 91766, on 05/05/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).  
D a t e d 1 / 2 2 / 2 0 2 5  
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court By Maria Babaian, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143 Attorney(s) for Los Angeles County Department of Children and Family Services 2/4, 2/11, 2/18, 2/25/25

**DC-3892748#**

### CITATION (WIC 366.26 HEARING)

Court No. 24CCJP03504A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Floresita Romero Nunez To Christine Alonso (mother), whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 419 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on 5/12/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine

whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).  
Dated 1/22/2025  
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court By Maria Babaian, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143 Attorney(s) for Los Angeles County Department of Children and Family Services 2/4, 2/11, 2/18, 2/25/25

**DC-3892744#**

### CITATION (WIC 366.26 HEARING)

Court No. 18CCJP06385D  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Renee Rae'ona Patricia Williams To Unknown aka Ishmael Santiago (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 423 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 03/24/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).  
D a t e d 0 1 / 0 9 / 2 0 2 5  
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court By Gema Santiago, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court

(213) 229-5500

**LEGAL NOTICES**

FAX (213) 229-5481

201 Centre Plaza Drive, Suite 1  
Monterey Park, CA 91754-2143  
Attorney(s) for Los Angeles County  
Department of Children and Family  
Services  
1/21, 1/28, 2/4, 2/11/25

DC-3888503#

**CITATION**

**(WIC 366.26 HEARING)**  
Court No. 24CCJP023339A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: AURORA SERENITY DETAMORE-PETRILLA (AKA SERENITY DETAMORE) To KIRT THOMAS PETRILLA (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 418 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 03/27/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)). Dated 01/16/2025 DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court By DEEDEE BAUM, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143 Attorney(s) for Los Angeles County Department of Children and Family Services 1/21, 1/28, 2/4, 2/11/25

DC-3888233#

**PROBATE****NOTICE OF PETITION TO ADMINISTER ESTATE OF ERNEST JAMES SEWELL CASE NO. 25STPB01155**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ERNEST JAMES SEWELL AKA ERNEST J. SEWELL A Petition for Probate has been filed by JOSETTE SEWELL in the Superior Court of California, County of LOS ANGELES.

The Petition for Probate requests that JOSETTE SEWELL 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 on MARCH 6, 2025 at 8:30 A.M. in Dept. 62 Room N/A located at 111 NORTH HILL STREET, LOS ANGELES, CA 90012.

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 DANIEL A. HUNT - SBN 262943 LAW OFFICES OF DANIEL A.

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: CHRISTOPHER D. JEW, BOWLES & Verna LLP, 2121 N. CALIFORNIA BLVD., SUITE 875, WALNUT CREEK, CA 94596, Telephone: 925-935-3300 2/11, 2/12, 2/18/25

DC-3895323#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MAURICE L. FITZMAURICE CASE NO. 25STPB01286**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MAURICE L. FITZMAURICE.

A PETITION FOR PROBATE has been filed by KIM C. SIKES in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KIM C. SIKES (AS KIM CHRISTINE SYKES) 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. (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: 03/10/25 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012 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 DANIEL A. HUNT - SBN 262943 LAW OFFICES OF DANIEL A.

HUNT  
798 UNIVERSITY AVE  
SACRAMENTO CA 95825  
Telephone (916) 488-9788  
2/11, 2/12, 2/18/25

DC-3895145#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: GARY M. BLACK AKA GARY MICHAEL BLACK CASE NO. 25STPB01333**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GARY M. BLACK AKA GARY MICHAEL BLACK.

A PETITION FOR PROBATE has been filed by JOHN VINCENT THOMAS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that JOHN VINCENT THOMAS 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. (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: 03/12/25 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012 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 ROBERTO C. NOVAS - SBN 319338, NOVAS LAW, PC 8141 2ND STREET, SUITE 545 DOWNEY CA 90241 Telephone (562) 955-5700 BSC 226390 2/11, 2/12, 2/18/25

DC-3895124#

who may otherwise be interested in the WILL or estate, or both of JUAN V. BAUTISTA.

A PETITION FOR PROBATE has been filed by ISABEL BAUTISTA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ISABEL BAUTISTA 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: 03/07/25 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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 ROBERTO C. NOVAS - SBN 319338, NOVAS LAW, PC 8141 2ND STREET, SUITE 545 DOWNEY CA 90241 Telephone (562) 955-5700 BSC 226390 2/11, 2/12, 2/18/25

court. 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: 03/03/25 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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 DOUGLAS REED - SBN 254772 REED AND MANSFIELD 6655 W. SAHARA AVE. STE. B-200 LAS VEGAS NV 89146 Telephone (702) 521-3794 2/11, 2/12, 2/18/25

Notice of Sale of Real Property at Private Sale Case# 24STPB07605 In the Superior Court of California, for the County of Los Angeles

In the matter of the Estate of Delfina Varela, deceased Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 21<sup>st</sup> day of February, 2025 at the office of The Legacy Lawyers, P.C. 18872 MacArthur Blvd., Suite 300, Irvine, CA 92612 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Los Angeles County of Los Angeles, State of California, particularly described as follows:

The south 135 feet of the west 30 feet of lot 71 of Woodcrest Tract, in the County of Los Angeles, State of California, as per map recorded in book 9 page 40 of maps, in the office of the County Recorder of said County.

APN# 6076-011-019 More commonly known as 1109 West 10th street, Los Angeles, CA 90044 Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.

1% percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale. Dated: 2/6/25 Catalina Varela Personal Representative of the Estate Attorney(s) at Law: Dominic J. Rodono, Esq. The Legacy Lawyers, P.C.

(213) 229-5500

**LEGAL NOTICES**

FAX (213) 229-5481

18872 MacArthur Blvd., Suite 300  
Irvine, CA 926112  
BSC 226391  
2/11, 2/12, 2/18/25

**DC-3894939#**

Notice of Sale of Real Property at Private Sale  
Case# 23STPB01165  
In the Superior Court of California, for the County of Los Angeles

In the matter of the Estate of Eugenio Paz, deceased

Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 21<sup>ST</sup> day of February, 2025 at the office of The Legacy Lawyers, 18872 MacArthur Blvd., Suite 300, Irvine, CA 92612 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Inglewood, County of Los Angeles, State of California, particularly described as follows:

Legally described as: The south 33 feet of East 136.3 feet more or less of the west 161.3 feet more or less of Lot 66 of Hawthorne Acres, in the County of Los Angeles, State of California, as per map recorded in Book 9, Page 128 of maps, in the office of the County Recorder of said County  
APN# 4035-003-004

More commonly known as 10912 Acacia Ave, Inglewood, CA 90304

Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.

\$14,000.00 to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: February 5, 2025  
Jesus Ayala and Estefani Ayala  
Personal Representative of the Estate  
Attorney(s) at Law:

Dominic J. Rodono, Esq.  
THE LEGACY LAWYERS, APC  
18872 MacArthur Blvd. Suite 300  
Irvine, CA 92612  
BSC 226381  
2/11, 2/12, 2/18/25

**DC-3894856#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE A. LARSON AKA WAYNE ALAN LARSON CASE NO. 25STPB01284**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WAYNE A. LARSON AKA WAYNE ALAN LARSON.

A PETITION FOR PROBATE has been filed by SILVIA P. GALAVIZ in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that SILVIA P. GALAVIZ 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: 03/07/25 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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  
ALEX R. BORDEN - SBN 180301  
STEPHANIE CHAO - SBN 294712  
BORDEN LAW OFFICE  
1518 CRENSHAW BOULEVARD  
TORRANCE CA 90501  
Telephone (310) 787-7577  
2/10, 2/11, 2/18/25

**DC-3894845#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROLAND JACKSON CASE NO. 25STPB01240**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROLAND JACKSON.

A PETITION FOR PROBATE has been filed by MECHELLE MARIE JACKSON NACLERIO in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MECHELLE MARIE JACKSON NACLERIO 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: 03/07/25 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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  
JOEY CAMPBELL - SBN 319549

KAMINSKI LAW GROUP, APC  
140 DIAMOND CREEK PLACE,  
STE. 165

ROSEVILLE CA 95747  
Telephone (916) 540-7618

2/11, 2/12, 2/18/25

**DC-3894822#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MANUEL NIEVES JIMENEZ JR. CASE NO. 24STPB05537**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of MANUEL NIEVES JIMENEZ JR. A PETITION FOR PROBATE has been filed by GARIGAB LLANES MAGISTRADO in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that GARIGAB LLANES MAGISTRADO be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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. (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: 04/07/25 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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.

In Pro Per Petitioner  
GARIGAB LLANES MAGISTRADO  
501 HARDING AVENUE  
SAN FERNANDO CA 91340  
2/10, 2/11, 2/18/25

**DC-3894778#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: CLARENCE JOHNSON CASE NO. 25STPB01076**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CLARENCE JOHNSON.

A PETITION FOR PROBATE has been filed by CLARENCE DARRYL JOHNSON, JR. in the Superior

Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that CLARENCE DARRYL JOHNSON, JR. 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: 03/03/25 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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  
WILLIAM K. HAYES - SBN 059479  
HAYES LAW FIRM  
729 MISSION ST., STE. 300  
SOUTH PASADENA CA 91030  
Telephone (626) 403-2292  
2/4, 2/5, 2/11/25

**DC-3893327#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: TRAVIS MICHAEL FLORES AKA TRAVIS FLORES CASE NO. 25STPB01089**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TRAVIS MICHAEL FLORES AKA TRAVIS FLORES.

A PETITION FOR PROBATE has been filed by CLEMENT GERARD FRANCOIS SOUYRI in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that CLEMENT GERARD FRANCOIS SOUYRI 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 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: 03/10/25 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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  
LOREN J. CASTRO, ESQ. - SBN 168623

CASTRO LAW A PROFESSIONAL CORPORATION  
377 E. CHAPMAN AVE., STE. 220  
PLACENTIA CA 92870  
Telephone (714) 880-8275  
BSC 226369  
2/4, 2/5, 2/11/25

**DC-3893226#**

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. 23STPB04614**

In the Superior Court of the State of California, for the County of LOS ANGELES

In the Matter of the Estate of SAUL ALBERTO CRUZ, DECEASED.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 14TH day of FEBRUARY, 2025 at the office of RUDY AGUIRRE, 2596 MISSION STREET, SUITE 207, SAN MARINO, CA 91108, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain REAL property, situated in the City of INGLEWOOD, County of LOS ANGELES, State of California, particularly described as follows:

THE EAST 10 FEET OF LOT 16 AND THE WEST 30 FEET OF LOT 17 OF TRACT 7768, IN THE CITY OF INGLEWOOD, COUNTY OF LOS ANGELES, CALIFORNIA AS PER MAP RECORDED IN BOOK 97, PAGES 49-50. OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN.: 4022-001-017  
More commonly known as: 619 ELM AVENUE, INGLEWOOD, CA 90301

Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated 01/13/2025  
GUILLERMO CRUZ  
Personal Representative of the Estate.  
Attorney(s) at Law:  
RUDY AGUIRRE, ESQ.  
2596 MISSION STREET, SUITE 207  
SAN MARINO, CA 91108  
2/4, 2/5, 2/11/25

**DC-3892756#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: LINDA ANN CREIMAN JENKINS CASE NO. 25STPB00569**

To all heirs, beneficiaries, creditors, contingent creditors, and persons

who may otherwise be interested in the WILL or estate, or both of LINDA ANN CREIMAN JENKINS.

A PETITION FOR PROBATE has been filed by ELENA IBARRA ABBAN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ELENA IBARRA ABBAN 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: 02/21/25 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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.

In Pro Per Petitioner  
ELENA IBARRA ABBAN  
13509 MONTAGUE STREET  
LOS ANGELES CA 91331  
2/4, 2/5, 2/11/25

**DC-3891993#**

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. 21STPB09695**

In the Superior Court of the State of California, for the County of LOS ANGELES

In the Matter of the Estate of Henry William Kane, Jr., deceased.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after 2/20/2025 at the office of Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Los Angeles, County of LOS ANGELES, State of California, particularly described as follows:

418 East 40th Place, Los Angeles, CA, 90011, APN 5113-004-022, and legally described as: Lot 40 in Block "B" of Strong and Dickinson's South Park Tract as per map recorded in Book 4 Page 62 of Maps in the office of the County Recorder of said County.

Terms of sale are AS IS in cash and lawful money in the United States. Such sum as the Administrator agrees to accept to be delivered with the bid or offer. Bids or offers must be in writing and delivered after the first publication of

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

this notice to the following agent: Jeffrey E. Milner, Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, Phone: (909) 815-7459, Email: askjeffreymilner@gmail.com. The Administrator reserves the right to reject any and all bids.  
 Dated 1/29/2025  
 S/ Robert Stallworth  
 Personal Representative of the Estate.  
 Attorney(s) at Law:  
 Shaun M. Rose, Esq.  
 2/4, 2/5, 2/11/25

**DC-3891406#**

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE**  
**CASE NO. 21STPB09695**

In the Superior Court of the State of California, for the County of LOS ANGELES

In the Matter of the Estate of Henry William Kane, Jr., deceased.  
 Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after 2/20/2025 at the office of Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Compton, County of LOS ANGELES, State of California, particularly described as follows:  
 2623 East 127th Street, Compton, CA, 90222, APN 6154-032-025, and legally described as: Lot 73 in Block 4 of Lynwood Park Tract, as per map recorded in Book 9 Page 60 of Maps, in the office of the county recorder of said county.  
 Terms of sale are AS IS in cash and lawful money in the United States. Such sum as the Administrator agrees to accept to be delivered with the bid or offer. Bids or offers must be in writing and delivered after the first publication of this notice to the following agent: Jeffrey E. Milner, Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, Phone: (909) 815-7459, Email: askjeffreymilner@gmail.com. The Administrator reserves the right to reject any and all bids.  
 Dated 1/29/2025  
 S/ Robert Stallworth  
 Personal Representative of the Estate.  
 Attorney(s) at Law:  
 Shaun M. Rose, Esq.  
 2/4, 2/5, 2/11/25

**DC-3891397#**

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE**  
**CASE NO. 21STPB09695**

In the Superior Court of the State of California, for the County of LOS ANGELES

In the Matter of the Estate of Henry William Kane, Jr., deceased.  
 Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after 2/20/2025 at the office of Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Compton, County of LOS ANGELES, State of California, particularly described as follows:  
 12106 South Willowbrook Avenue, Compton, CA, 90222, APN 6150-026-003, and legally described as: Lots 20, 46 and 47 of Tract No. 4670, as per map recorded in Book 53, page 80 of Maps, in the office of the County Recorder of said county. Please note that 12120 South Willowbrook Avenue, Compton, CA, 90222, 12116 South Willowbrook Avenue, Compton, CA, 90222, and 12106 South Willowbrook Avenue, Compton, CA, 90222, are all on the same Deed.  
 Terms of sale are AS IS in cash and lawful money in the United States. Such sum as the Administrator agrees to accept to be delivered with the bid or offer. Bids or offers must be in writing and delivered after the first publication of this notice to the following agent: Jeffrey E. Milner, Coldwell Banker Tri-Counties Realty, 1241 Grand Ave., Suite B, Diamond Bar, CA, 91765, Phone: (909) 815-7459, Email: askjeffreymilner@gmail.com. The Administrator reserves the right to reject any and all bids.  
 Dated 1/29/2025  
 S/ Robert Stallworth  
 Personal Representative of the Estate.  
 Attorney(s) at Law:  
 Shaun M. Rose, Esq.  
 2/4, 2/5, 2/11/25

**DC-3891395#**

**NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION**  
 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 FOR THE COUNTY OF LOS ANGELES

EA No. **0058311-D**  
 No. **24STPB05470**

**IN THE MATTER OF THE ESTATE OF RANDY ROSS KLUZ, Deceased**

Notice is hereby given that the Office of the Los Angeles County Public Administrator as Administrator of the estate of **RANDY ROSS KLUZ**, Deceased, will sell at Public Auction on **February 15, 2025 at 3:45 PM**, on the premises, to the highest and best bidder upon the terms and conditions hereinafter mentioned, subject to the confirmation by the Superior Court, all right, title and interest that the estate of said *decedent* has by operation of law or otherwise acquired other than, or in addition

**DC-3891400#**

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE**  
**CASE NO. 21STPB09695**

In the Superior Court of the State of California, for the County of LOS ANGELES

to, that of said *decedent* at the time of *death*, subject to the confirmation by the Superior Court, in and to all of that certain real property described as follows, to-wit: The land referred to herein below is situated in the City of Los Angeles, County of Los Angeles, State of California and is described as follows:  
 Parcel 1:  
 The east 300 ft. of Lot 158 of Tract No. 7754, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 9 and 10 of maps in the Office of the County Recorder of said county.  
 Parcel 2:  
 The east 300 ft. of Lot 157 of Tract No. 7754, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 91, Pages 9 and 10 of maps in the Office of the County Recorder of said county.  
 Assessor's Parcel No: 2706-019-021  
 Commonly known as: 10425 Independence Avenue, Chatsworth, California. Said real property is sold "as is, where is, with no warranty expressed or implied. No termite clearance.  
 The first **Ten Thousand ( \$10,000.00 )** dollars or 10% deposit must be in the form of a Cashier's Check.  
 Subject to conditions, covenants, restrictions, reservations and terms of record.  
 The sale will be made on the following terms: Cash in lawful money of the United States upon the confirmation of sale. Deposit of ten percent in cash upon acceptance of bid.  
**A forty five-day escrow**  
 The undersigned reserves the right to reject any and all bids, and to postpone the sale from time to time in accordance with the provisions of Section **10305** of the Probate Code.  
 Dated: January 15, 2025  
 COUNTY OF LOS ANGELES, OFFICE OF THE PUBLIC ADMINISTRATOR,  
 As **Administrator** of the estate of said **Decedent**  
**KENNEDY-WILSON, INC.** (310) 887-6225  
 1/28, 2/4, 2/11/25

**DC-3890071#**

**NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION**  
 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 FOR THE COUNTY OF LOS ANGELES

EA No. 0055555-T  
 No. **24STPB02581**

**IN THE MATTER OF THE BIG HA CHANG TRUST DATED SEPTEMBER 27, 2012**

Notice is hereby given that the undersigned, the office of the Public Guardian as Successor Trustee of the **THE BIG HA CHANG TRUST DATED SEPTEMBER 27, 2012**, will sell at Public Auction on **February 15, 2025 at 4:00 PM**, at 10425 Independence Avenue, Chatsworth CA 91311, to the highest and best bidder upon the terms and conditions hereinafter mentioned, subject to the confirmation by the Superior Court, all the right, title and interest of said *Trust* at the time of the *Appointment*, and all the right, title and interest that the Trustee of said *Trust* has by operation of law or otherwise acquired other than, or in addition to, that of said *Trustee* at the time of *Appointment*, subject to the confirmation by the Superior Court, in and to all of that certain real property described as follows, to-wit:  
 The land referred to herein below is situated in the City of Lancaster, County of Los Angeles, State of California and is described as follows:  
 The north half of the northwest quarter of the southwest quarter of Section 30, Township 8 north, Range 12 west, in the County of Los Angeles, State of California, according to the official plat of said land on file in the Office of the County Recorder of said land.  
 Except therefrom the northerly 588.00 feet of said land.  
 Assessor's Parcel No: 3117-014-028  
 Commonly known as: Unimproved Vacant Land - 40<sup>th</sup> Stw Vic Ave E10, Lancaster, California. Said real property is sold "as is, where is, with no warranty expressed or implied. No termite clearance.  
 The first **Ten Thousand ( \$10,000.00 )** dollars or 10% deposit must be in the form of a Cashier's Check.  
 Subject to current taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way of record.  
 The sale will be made on the following terms: Cash in lawful money of the United States upon the confirmation of sale. Deposit of ten percent in cash upon acceptance of bid.  
**A forty five-day escrow**  
 The undersigned reserves the right to reject any and all bids, and to postpone the sale from time to time in accordance with the provisions of Section **10350** of the Probate Code.  
 Dated: January 15, 2025  
 County of Los Angeles, Office of the Public Guardian, a Successor Trustee of said **Trust**  
**KENNEDY-WILSON, INC.** (310) 887-6446  
 1/28, 2/4, 2/11/25

**DC-3890070#**

**NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION**  
 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 FOR THE COUNTY OF LOS ANGELES  
 EA No. **0057809-G**  
 No. **23STPB13664**

**IN THE MATTER OF THE ESTATE OF HENRIENE ALLUMS Aka HEMRIEN ALLUMS, HENRIENE A. ALLUMS, HENTIENE ALLUMS, Conservatee**

Notice is hereby given that the Office of the Los Angeles County Public Guardian as Conservator of the Estate of **HENRIENE ALLUMS Aka HEMRIEN ALLUMS, HENRIENE A. ALLUMS, HENTIENE ALLUMS, Conservatee** will sell at Public Auction on **February 15, 2025 at 11:45 AM**, on the premises, to the highest and best bidder upon the terms and conditions hereinafter mentioned, subject to the confirmation by the Superior Court, all right, title and interest that the estate of said *conservatee* has by operation of law or otherwise acquired other than, or in addition to, that of said *conservatee* at the time of *appointment*, subject to the confirmation by the Superior Court, in and to all of that certain real property described as follows, to-wit:  
 The land referred to herein below is situated in the Unincorporated Area in County of Los Angeles, State of California and is described as follows:  
 Lot 197 of Tract No. 13214, in the County of Los Angeles, State of California, as per map recorded in Book 264 Page(s) 38 to 41 inclusive of maps, in the Office of the County Recorder of said county.  
 An inspection of said land discloses improvements thereon designated as 1522 East 123rd Street, County of Los Angeles, California. Assessor's Parcel No: 6147-010-015  
 Commonly known as: 1522 E. 123<sup>rd</sup> Street, Los Angeles, California. Said real property is sold "as is, where is, with no warranty expressed or implied. No termite clearance.  
 The first **Ten Thousand ( \$10,000.00 )** dollars or 10% deposit must be in the form of a Cashier's Check.  
 Subject to conditions, covenants, restrictions, reservations and terms of record.  
 The sale will be made on the following terms: Cash in lawful money of the United States upon the confirmation of sale. Deposit of ten percent in cash upon acceptance of bid.  
**A forty five-day escrow**  
 The undersigned reserves the right to reject any and all bids, and to postpone the sale from time to time in accordance with the provisions of Section **10305** of the Probate Code.  
 Dated: January 15, 2025  
 THE OFFICE OF THE LOS ANGELES COUNTY PUBLIC GUARDIAN, as **Conservator** of the estate of said **Conservatee**  
**KENNEDY-WILSON, INC.** (310) 887-6225  
 1/28, 2/4, 2/11/25

**DC-3890069#**

**NOTICE OF SALE OF REAL PROPERTY AT PUBLIC AUCTION**  
 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 FOR THE COUNTY OF LOS ANGELES  
 EA No. **20240425**  
 No. **24STPB14434**

**IN THE MATTER OF THE ESTATE OF HIROMI AKIYAMA SMITH aka AKIYAMA SMITH, HIROMI AKIYAMA, HIROMI A. AKIYAMA, HIROMI SMITH AKIYAMA, SMITH HIROMI SMITH, HIROMI AKIYAMA, Deceased**

Notice is hereby given that the Office of the Los Angeles County Public Administrator as Administrator of the estate of **HIROMI AKIYAMA SMITH aka AKIYAMA SMITH, HIROMI AKIYAMA, HIROMI A. AKIYAMA, HIROMI SMITH AKIYAMA, SMITH HIROMI SMITH, HIROMI AKIYAMA, Deceased**, will sell at Public Auction on **February 15, 2025 at 2:00 PM**, on the premises, to the highest and best bidder upon the terms and conditions hereinafter mentioned, subject to the confirmation by the Superior Court, all right, title and interest that the estate of said *decedent* has by operation of law or otherwise acquired other than, or in addition to, that of said *decedent* at the time of *death*, subject to the confirmation by the Superior Court, in and to all of that certain real property described as follows, to-wit:  
 The land referred to herein below is situated in the City of Los Angeles, County of Los Angeles, State of California and is described as follows:  
 A condominium composed of:  
 a) An undivided 14.285 percentage interest in and to Lot 1 of Tract No. 37837, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 952, Pages 35 and 36 of maps, in the Office of the County Recorder of said county, and that portion of Lot 12 of Tract No. 45622, in the City of Los Angeles, County of Los Angeles, State of California, per map filed in Book 1117, Pages 67 and 68 of maps, records of Los Angeles County, lying westerly of the easterly line of the Los Angeles County flood control easement described

**DC-3890067#**

## PUBLIC AUCTION/SALES

Notice is hereby given pursuant to Section 3071 and 3072 of the Civil Code of the State of California the undersigned, **QUICK SILVER TOWING, INC.** 1981 Cotner Ave Los Angeles CA 90025 will sell at public auction at 7:00pm on Wednesday, the 26th of February 2025, the following vehicles witness: **YEAR/ MAKE/ MODEL/ VIN NUMBER/ LICENSE #/ STATE/ ENGINE #**  
 2018 Audi Q5 WA1ANAFY0J228668 CA 8FRS348  
 2013 Ford F-150 1FTFW1ET4DKD90144 CA NONE  
 2017 Toyo Tundra 5TFRM5F15HX112885 CA 84082E3  
 Said sale is for the purpose of satisfying lien of the undersigned for towing and storage, together with costs of advertising and expenses of sale.  
 2/11/25

**DC-3895281#**

**NOTICE OF SALE OF AUTOMOBILE**

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the State of California, the undersigned, S&J Wilshire Tow, Inc., 1907 W. Gage Ave Los Angeles, CA 90047 will sell at public auction at Said address at 11:00 A.M. on Wednesday, this 19<sup>th</sup> Day of February 2025  
 The following automobile(s) to wit:  
 Year of Car/ Make of Car/ Vehicle ID No. License No (state)  
 2003 HOND 5FNRL18933B063252 5DV6661 CA  
 2015 DODG 1C3CDFBB7FD105014 7YAR896 CA  
 2005 SUBA JF1GD29655G525968 7SDU546 CA  
 2014 AUDI WAUCFAFC1EN112509 8CVL050 CA  
 2008 NISS 1N4AL21E18C224346 8PMX625 CA  
 2010 TOYT JTDKN3DU5A0003082 DZ87594 IL  
 2022 AMIGO LB5TMCBE4NZ500318 25V9938 CA  
 2011 SCION JTLZE4FE3B1125417 6PJZ989 CA  
 lien of the undersigned for towing, storage, and lien charges, together with the cost of advertising and expenses of sale.  
 Dated this 5th Day OF February 2025  
 S&J Wilshire Tow, Inc.  
 2400 W. Washington BLVD.  
 Los Angeles, CA 90018-1450  
 2/11/25

**DC-3894266#**

YEAR MAKE VIN LICENSE STATE 13 CADI 3GVFNDE33DS528212 9NBG303 CA 04 CHEV 1GNEK13T44R302508 8 J L Y 0 2 8 CA 12 J E E P 1C4AJWAG7CL102978 8TEU990 CA 13 VOLK 3VWDP7AJ9DM359232 9DOF714 CA To be sold by: HOLLYWOOD TOW SERVICE INC, 1015 N MANSFIELD AVENUE, LOS ANGELES, Los Angeles COUNTY, CA 90038 (10:00 AM) YEAR MAKE VIN LICENSE STATE 97 WABAS 1JJV532Y3VL417735 4GM8309 CA To be sold by: MR "C" TOWING, 6105 MAYWOOD AVE, HUNTINGTON PARK, Los Angeles COUNTY, CA 90255 (10:00 AM) Said sale is for the purpose of satisfying lien of the abovesigned for towing, storage, labor, materials and lien charges, together with costs of advertising, and expenses of sale. Clear Choice Lien Service, Inc. P.O. Box 159009 San Diego, CA 92175 2/11/25

**DC-3894342#**

Lien sale 20 HYUN Lic# TL5391 Vin# 3H3V532C1LR442292 to be sold on 2/25/25@ 10 AM @ 7656 Foothill Blvd, Tujunga, CA  
 Lien sale 22 HYUN Lic# PB46503 Vin# 3H3V532KYPJ061368 to be sold on 2/25/25@ 10 AM @ 7656 Foothill Blvd, Tujunga, CA  
 Lien sale 17 MERZ Lic# 8SGZ891 Vin# WDDWJ4JB7HF426815 to be sold on 2/25/25@ 10 AM @ 4857 W Adams Blvd, Los Angeles, CA  
 Lien sale 23 Dodge Lic# 202926H Vin# 3C63RRGL1PG501130 to be sold on 2/25/25@ 10 AM @ 2607 Tyler Ave, El Monte, CA 2/11/25

**DC-3894276#**

**NOTICE OF PUBLIC LIEN SALE**  
 Business & Professional Code Section 21700-21707

Notice is hereby given by the undersigned that a public lien sale of the following described personal property will be held at 1:00 PM on the 25th day of February 2025. The sale will be conducted at StorageTreasures.com. Final bids will be placed by 1:00 PM. The property is stored at Los Angeles Self Storage located at 1000 W. 6<sup>th</sup> St. Los Angeles, CA. 90017. The Undersigned will accept cash bids to satisfy a lien on the past due rent and incident incurred. Being stored by the following persons:  
 Layloni Bailey  
 Sean Sulim  
 Jahnavi Atturi  
 Leidy Patricia Pena Torres  
 Ryan Boursheski  
 Jeffrey D Hunter  
 Jed Smith  
 Jontah Jackson  
 Shah Hancock  
 Denis Kovalev  
 Daniel Higgins  
 Ismeoanly Sika Doogood  
 Jolie Ntsayouele  
 Steven Mathieu II  
 Jonathan Sher  
 Gregory M Fuller  
 Omar Reader  
 Reginald Ingraham  
 Tito Pasco  
 1000 West 6th Street Partners LLC  
 Dated 2/5/2025 SIGNED: Los Angeles Self Storage 213-481-1010 telephone  
 This notice is given in accordance with the provisions of section 21700-21707 et seq. Of Business & Professional Code of the State of California. The owner reserves the right to bid at the sale. All purchased goods are sold "as is" and must be paid for and removed at the time of sale. Sales subject to prior cancellation in the event of settlement between owner & obligated party.  
 AUCTIONEER: StorageTreasures, LLC (StorageTreasures.com) AT (480)-397-6503.  
 BOND #63747122  
 2/11, 2/18/25

**DC-3894266#**

Notice is hereby given. StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:  
 SARA VERTIZ  
 FREDRICK JENNINGS  
 JASMINE KRISTINA HINSON  
 GABRIEL CAMACHO  
 CIARA SCOTT  
 SARA VERTIZ  
 CURTIS DAYTON JENSON  
 Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end at 11:00am PST on 02/26/2025 at the property where said property has been stored and which is located at StorQuest Self Storage 6030 Canoga Avenue, Woodland Hills CA 91367 Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between the owner and the obligated party.  
 2/11, 2/18/25

**DC-3894266#**

Notice is hereby given pursuant to Section 21707 of the California Business and Professions Code that on February 18th at the hour of 10:00 AM, at RV Storage Depot-Norwalk, located at 13555 Excelsior Dr. Norwalk will sell, online, at

**DC-3893557#**

Notice is hereby given pursuant to Section 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: Thursday, February 27, 2025 to wit:

**DC-3894379#**

**DC-3894500#**  
 L I E N S A L E  
 Catalina Yacht Anchorage,  
 13505 Bali Way, Marina Del Rey,  
 02-26-2025 @ 11:00am  
 CA UNIFLITE HIN# 2479  
 2/11/25

**DC-3894379#**

**NOTICE OF LIEN SALE OF VEHICLE(S) / AUTOMOBILE(S) AT PUBLIC AUCTION**  
 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: Thursday, February 27, 2025 to wit:

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

Storagetreasures.com, all of the personal property stored in self-service storage space no. SS015. The name of person on whose account such personal property is being stored is: "Dale Casey" 2/4, 2/11/25

DC-3892953#

## NOTICE OF LIEN SALE STORQUEST SELF STORAGE

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

Gerardo Bustamante  
Milton Bernabe Gutierrez Portillo  
Homy Bazargan  
Homy Bazargan  
Gloria Ibe  
Heidi Paula Delgado

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end at 10:30 AM on February 26th, 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 7700 Canoga Avenue Canoga Park, CA 91304. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between the owner and the obligated party. 2/11, 2/18/25

DC-3892091#

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

Juan Carlos Dominguez -Gallegos  
Isaias López  
Karla Mendoza Luna  
Tanya Bartlett  
Emira Sahinpasic  
Kathleen Portillo  
Alex Fernando Rav Oxalle  
Nemanja Rakic  
Stephanie Cabrera  
Renee Sotero  
Kenneth Smith  
Evelyn Rios  
Edith Keighley  
Cristal Ramirez

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end at 11:00 AM on February 26st, 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 15640 Roscoe Blvd., Van Nuys, CA 91406 Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between the owner and the obligated party. 2/11, 2/18/25

DC-3891728#

Notice is hereby by given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

Ernesto Rodriguez  
Desire Chaffino  
Althea Sandros

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end on February 19, 2025, at 10:00am at the property where said property has been stored and which is located at StorQuest Self Storage 2222 N. Figueroa St. Los Angeles, CA 90065. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party 2/4, 2/11/25

DC-3890596#

## TRUSTEE SALES

T.S. No.: 2024-01383-CA A.P.N.: 4012-019-021 Property Address: 3444 WEST 74TH STREET, LOS ANGELES, CA 90043 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서에정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÀY LÀ BÀN TRINH BAY TÓM LƯOC VÉ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/21/2003. 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. Trustor: RONNIE MARTIN BLUE, AN UNMARRIED MAN. Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/01/2003 as Instrument No. 03 1882711 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 03/27/2025 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 77,525.17 NOTICE OF TRUSTEE'S SALE THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 3444 WEST 74TH STREET, LOS ANGELES, CA 90043 A.P.N.: 4012-019-021 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, 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: \$ 77,525.17 . 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. 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2024-01383-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S 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 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 (866)-960-8299 , or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case 2024-01383-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 4, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx Trustee Sale Assistant \*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f). 2/11, 2/18, 2/25/25

DC-3895486#

T.S. No.: 2024-01815-CA A.P.N.: 6084-030-029 Property Address: 948E 116TH ST, LOS ANGELES, CA 90059 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서에정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÀY LÀ BÀN TRINH BAY TÓM LƯOC VÉ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/11/2007. 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. Trustor: Sheila M. Goudeau, A Married Woman as Her Sole and Separate Property. Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/20/2007 as Instrument No. 20071481779 in book --- , page -- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 03/20/2025 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 328,025.09 NOTICE OF TRUSTEE'S SALE THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 948E 116TH ST, LOS ANGELES, CA 90059 A.P.N.: 6084-030-029 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, 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: \$ 328,025.09 . 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. 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2024-01815-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S 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 an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916 , or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case 2024-01815-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 4, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx Trustee Sale Assistant \*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f). 2/11, 2/18, 2/25/25

DC-3895485#

T.S. No. 24-70796 APN: 4003-005-011 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/30/2008. 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. 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: IRIS C PALMER AND INGRID F. PALMER AS SUCCESSOR CO-TRUSTEES OF THE HENRY PALMER LIVING TRUST (CREATED UNDER DECLARATION OF TRUST DATED MARCH 14, 1995, WHEREIN HENRY PALMER IS SETTLOR) Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 10/23/2008, as Instrument No. 20081887535, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :3/6/2025 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$166,968.63 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: 4108 WEST 59TH PLACE LOS ANGELES, CALIFORNIA 90043 Described as follows: As more fully described in said Deed of Trust A.P.N #: 4003-005-011 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 (855) 976-3916, or visit this internet website www.auction.com, using the 24-70796. 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 (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the 24-70796 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. Dated: 2/7/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42607 Pub Dates 02/11, 02/18, 02/25/2025

DC-3894975#

NOTICE OF UNIFIED TRUSTEE'S SALE T.S. NO.: 2024-2986 Loan Number: 14148437 A.P.N.: 4104-019-011 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/03/2020 AND SECURITY AGREEMENT DATED 1/3/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03/04/2025, 10:00 AM, American Default Management, as duly appointed Trustee under and pursuant to Deed of Trust recorded on 1/17/2020, as Document No. 20200068710, Book //, Page //, of Official Records in the Office of the Recorder of LOS ANGELES, California, executed by AMCLA LP, A CALIFORNIA LIMITED PARTNERSHIP, as Trustor, HANMI BANK, A CALIFORNIA CHARTERED BANK, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: AS THEREIN PROVIDED A.P.N.: 4104-019-011 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7501 OSAGE AVENUE LOS ANGELES, CA 90045 \*\*\* (FORMERLY KNOWN AS): 7420 LA TIJERA BLVD. LOS ANGELES, CA 90045 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 warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of trust, estimated fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust, to-wit: \$29,828,505.85 Estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. "Make Cashier's checks payable to American Default Management, LLC. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non judicial foreclosure of the real property interest described in the Security Agreement dated 1/3/2020, between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to evoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, as Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. See the Deed of Trust, if applicable. The personal property which was given as security for trustor's obligation is described: All inventory, equipment, accounts (including but not limited to all health-care-insurance receivables), chattel paper, instruments (including but not limited to all promissory notes), letter-of-credit rights, letters of credit, documents, deposit accounts, investment property, money, other rights to payment and performance, and general intangibles

(213) 229-5500

**LEGAL NOTICES**

FAX (213) 229-5481

(including but not limited to all software and all payment intangibles); all oil, gas and other minerals before extraction; all oil, gas, other minerals and accounts constituting as-extracted collateral; all fixtures; all timber to be cut; all attachments, accessions, accessories, fittings, increases, tools, parts, repairs, supplies, and commingled goods relating to the foregoing property, and all additions, replacements of and substitutions for all or any part of the foregoing property; all insurance refunds relating to the foregoing property; all good will relating to the foregoing property; all records and data and embedded software relating to the foregoing property, and all equipment, inventory and software to utilize, create, maintain and process any such records and data on electronic media; and all supporting obligations relating to the foregoing property; all whether now existing or hereafter arising, whether now owned or hereafter acquired or whether now or hereafter subject to any rights in the foregoing property; and all products and proceeds (including but not limited to all insurance payments) of or relating to the foregoing property, LOS ANGELES County. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is" "where is". The beneficiary under the 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 caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than three months have elapsed since such recordation. 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 (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-2986. 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. 2/4/2025 American Default Management 415 N. Camden Drive, #108 Beverly Hills, California 90210 (310) 855-0826 Automated Sale Information Line: (916) 939-0772 JUSTIN SHAW, TRUSTEE SALE OFFICER DC0470913 TO: DAILY COMMERCE 02/11/2025, 02/18/2025, 02/25/2025 2/11, 2/18, 2/25/25

**DC-3894858#**

T.S. No. 24-71171 APN: 6076-011-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/24/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn 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: DELFINA VARELA, A SINGLE WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 7/1/2005, as Instrument No. 05 1560046, of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 3/6/2025 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$77,111.40 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: 1109 WEST 110TH STREET LOS ANGELES, CALIFORNIA 90044 Described as follows: As more fully described in said Deed of Trust A.P.N #: 6076-011-019 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 (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the 24-71171. 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 (855) 976-3916, or visit this internet website [www.auction.com](http://www.auction.com), using the 24-71171 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. Dated: 2/6/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 [www.auction.com](http://www.auction.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent

that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42578 Pub Dates 02/11, 02/18, 02/25/2025 2/11, 2/18, 2/25/25

**DC-3894561#**

T.S. No. 128643-CA APN: 2135-036-026 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/24/2020. 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. ON 3/18/2025 at 10:30 AM. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/17/2020 as Instrument No. 20200950645 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: LALA P. GARDEA, 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; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 20156 BASSETT ST, WINNETKA, CA 91306 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: \$537,110.76 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) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the 128643-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website [www.auction.com](http://www.auction.com), using the 128643-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 2/11, 2/18, 2/25/25

CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 128643-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 2/11, 2/18, 2/25/25

**DC-3892762#**

Trustee Sale No. F23-00055 Notice of Trustee's Sale Loan No. 6723079070 / 8016213962 Title Order No. 2366819-05 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 10/05/2021 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Red Roof, INC, a California corporation recorded: On 10/14/21 as Document No. 20211549960 of Official Records in the office of the Recorder of Los Angeles County, California; Date of Sale: 02/25/2025 at 11:00AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$526,786.79 The purported property address is: 1939 S. San Pedro Street, Los Angeles, CA 90011-1121 Legal Description The land referred to herein below is situated in the City of Los Angeles, County of Los Angeles, State of California and is described as follows: Lot 4 of George W. King's Subdivision of Davarede Tract, in the City of Los Angeles, County of Los Angeles, State of California as per Map recorded in Book 26, Page 72 of Miscellaneous Records, in the office of the county recorder of said county. Personal Property Description See Exhibit "A" attached hereto and made a part hereof Assessors Parcel No. 5127-004-004 The beneficiary under the 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 Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date

of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case F23-00055. 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, 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 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](http://www.mkconsultantsinc.com), using the file number assigned to this case F23-00055 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.\* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED HEREIN AND IN EXHIBIT "A" ATTACHED HERETO, RESPECTIVELY, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 1/30/2025 Assured Lender Services, Inc. /s/ Cherie Maples, Vice President of Trustee Operations Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com) Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all

replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. 2/4, 2/11, 2/18/25

**DC-3892688#**

T.S. No.: 2024-1003 Loan No.: PARMELEE APN: 6024-019-042 Property Address: 7313 PARMELEE AVE, LOS ANGELES, CA 90001 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/23/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's 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: JOSE CASTANEDA A SINGLE MAN Duly Appointed Trustee: WESTERN FIDELITY TRUSTEES Recorded 9/26/2019 as Instrument No. 2019-1010200 in book //, page // of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 2/25/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$413,796.98 Street Address or other common designation of real property: 7313 PARMELEE AVE LOS ANGELES, CA 90001 A.P.N.: 6024-019-042 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 (916) 939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-1003. 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 1/1/2021 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

(213) 229-5500

FAX (213) 229-5481

the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case, 2024-1003 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/23/2025 WESTERN FIDELITY TRUSTEES 1222 Crenshaw Blvd., SUITE B Torrance, California 90501 (310)212-0700 Kathleen Herrera, Trustee Officer DC0470414 To: DAILY COMMERCE 02/04/2025, 02/11/2025, 02/18/2025  
2/4, 2/11, 2/18/25

DC-3891811#

T.S. No. 24-24227 Loan No. B373 Order No. 15952156 APN: 2787-028-012 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/22/2024. 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 : 2/25/2025 at 10:30 AM (or as postponed from time to time) , Best Alliance Foreclosure and Lien Services, Corp. as the duly appointed trustee under and pursuant to deed of trust recorded 3/27/2024, as Instrument No. 20240196459, of Official Records in the office of the Recorder of Los Angeles County, California, executed by Rene E. Carcamo as Trustor, Christina McKay, Beneficiary, WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH , (payable at the time of sale in lawful money of the United States, by cash, a 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) At: THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406, all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: 8656 Jellico Avenue, Los Angeles, CA 91325 The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. If the property has no street address or other common designation, directions may be obtained pursuant to a written request submitted to the beneficiary c/o the Trustee listed herein within 10 days from the first publication of this notice. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any., with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to wit: amount of unpaid balance and other charges: \$369,456.68 (Estimated as of 2/24/2025) Accrued interest and additional advances, if any, will increase this figure prior to sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in 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 or resolving ownership interest issues, before you can receive clear title to the

property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) 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. Please Note, the sale may not be final until either 15 or 45 days after the sale date – see Notice to Tenant . Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, 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 (866) 266-7512 or visit this internet Web site [www.elpostandpub.com](http://www.elpostandpub.com) using the T.S. number assigned to this case. 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. There are three steps to exercising this right of purchase. Step one, 48 hours after the date of the trustee sale, you can call (866) 266-7512 , or visit this internet website [www.elpostandpub.com](http://www.elpostandpub.com) using the file number assigned to this case T# 24-24227 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. Step two, you must send a written notice of intent to place a bid ("NOI") accompanied by an affidavit or declaration in accordance with Civil Code Section 2924m(c)(2)(A)(B)(C)(D) so that the trustee receives it no later than 5 p.m. on the 15th day after the trustee's sale. Step three, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, in the form of cash, a 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 bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no later than 5 p.m. on the 45th day after the trustee's sale. Bids will only be accepted from an eligible tenant buyer or eligible bidder who has submitted a timely NOI per Step two above. 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. 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 was recorded in the county where the real property is located, and more than three months have elapsed since such recordation. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. Date: 1/28/2025 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Best Alliance Foreclosure and Lien Services Corp., as Trustee 16133 Ventura Blvd., Suite 700 Encino, California 91436 For Payoff/Reinstatement: (888) 785-9721 Sales Line: (866) 266-7512 or [www.elpostandpub.com](http://www.elpostandpub.com) Cindy Sandoval for Best Alliance EPP 42499 Pub Dates02/04, 02/11, 02/18/2025  
2/4, 2/11, 2/18/25

DC-3891712#

T.S. No.: 2024-01753-CA A.P.N.: 5003-018-009 Property Address: 1530 - 1532 WEST 54TH STREET, LOS ANGELES, CA 90062 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION

REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서예정보오약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐẦY LÀ BÀN TRINH BÀY TỜM LƯOC VE THÔNG TIN TRONG TÀI LIỆU NAY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/06/2005. 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. Trustor: JOSE BASTIDA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 09/15/2005 as Instrument No. 05 2227224 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 03/20/2025 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 319,605.80 NOTICE OF TRUSTEE'S SALE THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 1530 - 1532 WEST 54TH STREET, LOS ANGELES, CA 90062 A.P.N.: 5003-018-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, 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: \$ 319,605.80 . 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. 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01753-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S 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 an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916 , or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2024-01753-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 26, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx> Trustee Sale Assistant \*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f).  
2/4, 2/11, 2/18/25

DC-3891640#

T.S. No.: 2024-01802-CA A.P.N.: 2741-010-007 Property Address: 10164 OSO AVE, LOS ANGELES, CA 91311 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서예정보오약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐẦY LÀ BÀN TRINH BÀY TỜM LƯOC VE THÔNG TIN TRONG TÀI LIỆU NAY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/27/2006. 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. Trustor: LUIS FERNANDO GARCES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 04/07/2006 as Instrument No. 06 0764058 in book --- , page --- and further modified by that certain Modification Agreement recorded on 01/31/2011 , as Instrument No. 20110168014 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 03/19/2025 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 730,343.01 NOTICE OF TRUSTEE'S SALE THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter

described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 10164 OSO AVE, LOS ANGELES, CA 91311 A.P.N.: 2741-010-007 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, 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: \$ 730,343.01 . 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. 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01802-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S 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 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 (866)-960-8299 , or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2024-01802-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: January 27, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299

<https://www.altisource.com/loginpage.aspx> Trustee Sale Assistant \*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f).  
2/4, 2/11, 2/18/25

DC-3891384#

A.P.N.: 2408-012-057 Trustee Sale No.:2023-1909 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 12/5/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 2/26/2025 at 11 :00 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 12/8/2023 as Document No. 20230857266 Book Page of Official Records in the Office of the Recorder of Los Angeles County, California, The original owner: CAROL STARK AND ANTHONY STARK The purported current owner: CAROL STARK AND ANTHONY STARK WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state of 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.: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 8601 SUNLAND BLVD #5 SUN VALLEY CA 91352 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$13,907.33 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, SUNNY VIEW TOWNE HOMES ASSOCIATION under said Notice of Delinquent Assessment 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2023-1909. 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

(213) 229-5500

## LEGAL NOTICES

FAX (213) 229-5481

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 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 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2023-1909 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 1/27/2025 S. B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2023-1909 SDI-32896 ) 2/4, 2/11, 2/18/25

DC-3891210#

Loan No.: Johnson TS no. 2024-11229 APN: 6003-031-008 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/1/2024, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 2/18/2025, at 10:00 AM of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Patrice A. Johnson, a Single Woman recorded on 5/6/2024 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder's Instrument No. 20240294908, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 10/24/2024 as Recorder's Instrument No. 20240728411, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 162 of Three "G" Tract, per Map, Book 8, Page 135 of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 1028-1030 West Gage Avenue, Los Angeles, CA 90044. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$304,555.62. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's 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 www.nationwideposting.com, using the file number assigned to this case 2024-11229. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11229 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, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, 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. Dated: January 23, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com DC0470419 To: DAILY COMMERCE 01/28/2025, 02/04/2025, 02/11/2025 1/28, 2/4, 2/11/25

DC-3890733#

NOTICE OF TRUSTEE'S SALE T.S. #2024-2978 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 31, 2019 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On FEBRUARY 20, 2025, at 11:00 A.M., Imperial Mortgage Corporation, a California corporation, as duly appointed Trustee under and pursuant to Deed of Trust recorded January 16, 2020 as Instrument No. 20200059448, in book , page , of Official Records in the office of the County Recorder of Los Angeles County, California, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH OR CASHIER'S CHECK OR OTHER INSTITUTIONAL CHECK ACCEPTABLE TO THE TRUSTEE, (payable at time of sale in lawful money of the United States) in the lobby of Imperial Mortgage Corporation, 4751 Wilshire Blvd., Suite 203, Los Angeles, California 90010 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: PARCEL 1) LOTS 6 AND 7 IN BLOCK 1 OF TRACT NO. 10600, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, PARCEL 2) LOTS 4 AND 5 IN BLOCK 1 OF TRACT NO. 10600,

IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 161, PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Parcel Numbers: 4363-017-004; 4363-017-003 Property Address: 900 Gayley Avenue, Los Angeles, California 90024 and 10966 Le Conte Avenue, Los Angeles, California 90024 Trustor: SQUAT LIKE A HEN, LLC, a California Limited Liability Company, as to an undivided 50% interest; 10966 LE CONTE AVENUE, LLC, a California Limited Liability Company, as to an undivided 50% interest, as to Lots 4 and 5 and 900 GAYLEY AVENUE ASSOCIATES, LLC, a California Limited Liability Company, as to an undivided 25% interest; SCOBAR ADVENTURES, LLC, a California Limited Liability Company, as to an undivided 25% interest and EVANSTON ROAD, LLC, a California Limited Liability Company, as to an undivided 50% interest, as to Lots 6 and 7, as Tenants In Common The street addresses or other common designation, if any, of the real property described above are purported to be 900 Gayley Avenue, Los Angeles, California 90024 and 10966 Le Conte Avenue, Los Angeles, California 90024. The undersigned Trustee disclaims any liability for any incorrectness of the street addresses or other common designation, if any, shown herein. Please see attached EXHIBIT "A" for additional information regarding potential bidding. EXHIBIT "A" TO NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved with bidding at a trustee auction. You will be bidding on a lien, not 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. 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, you may call 323-651-2100 for information regarding the sale of this property, using the TS number shown on the sale notice. Information about postponements that are very short in duration or that occur close in time to the scheduled sale date may not be immediately reflected on the telephone information. The best way to verify any postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay due unpaid balance of the note(s) secured by said Deed of Trust, to-wit: \$29,755,000.00, not including 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. Accrued and Default interest, Escrow Account Shortages, Late Charges, Maturity Late Charges, Forbearance Fees and additional advances, if any, will increase this figure prior to sale. All personal property as stated in the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Rents and any other Loan Documents shall be part of this breach and shall be included in any sale as this shall be a unified sale under Section 726 of the Code of Civil Procedure in any such unified sale, the personal property or fixtures included in the unified sale shall be deemed to be included in the real property or other interest sold. 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 (916) 939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-00175. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not

Dated: January 21, 2025 IMPERIAL MORTGAGE CORPORATION JOHN SHAIKIN, President 4751 Wilshire Blvd., #203, Los Angeles, California 90010 (323) 651-2100 A-4833498 01/28/2025, 02/04/2025, 02/11/2025 1/28, 2/4, 2/11/25

DC-3890493#

T.S. No.: 24-00175 Title Order: 8794901 Loan No.: 24-082 APN: 2701-005-037 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/16/2024, 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 2/18/2025 at 10:00 AM, Real Property Trustee, Inc., as duly appointed or substituted Trustee, under that certain Deed of Trust executed by LINDA TASC, A SINGLE WOMAN, as Trustor, to secure obligations in favor of MAISON CAPITAL, LLC, as Beneficiary, recorded on 5/24/2024 as Instrument No. 20240342190 in book xxx, page xxx of Official Records of the office of the County Recorder of Los Angeles County, California, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a 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), Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title, and interest conveyed to and now held by it under and pursuant to said Deed of Trust in and to the following described real property situated in the aforesaid County and State, to wit: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST. The property heretofore described is being sold "as is." The street address and other common designation, if any, of the real property described herein is purported to be: 11311 Tampa Ave, Unit 30, Porter Ranch, CA 91326. A.P.N.: 2701-005-037. The undersigned Trustee disclaims any liability for any incorrectness of the street address or 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 the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to wit: \$178,464.61 estimated, accrued interest and additional advances, fees, charges and expenses, if any, will increase this figure prior to sale. 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 Trustee, or predecessor Trustee, has caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 (916) 939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-00175. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not

immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-00175 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. PLEASE TAKE NOTICE THAT if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Further, if the foreclosure sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid and shall have no further recourse or remedy against the Mortgagor, Mortgagee, or Trustee herein. If you have previously been discharged in bankruptcy, you may have been release of personal liability for this loan in which case this notice is intended to exercise the note holder's rights against the real property only. As required by law, you are notified that a negative credit reporting may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligation. For Trustee's Sale dates, bid and postponement information, please call (916) 939-0772 or visit www.nationwideposting.com. For any other inquiries, including litigation or bankruptcy matters, please call or fax to (877) 770-2132. Date: 1/23/2025 Real Property Trustee, Inc. Mike Kemel, Trustee Sale Officer Real Property Trustee, Inc. 9100 Wilshire Blvd., Suite 725E Beverly Hills, CA 90212 DC0470411 To: DAILY COMMERCE 01/28/2025, 02/04/2025, 02/11/2025 1/28, 2/4, 2/11/25

DC-3890492#

NOTICE OF TRUSTEE'S SALE T.S. #2024-2977 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 15, 2021 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 FEBRUARY 20, 2025, at 11:00 A.M., Imperial Mortgage Corporation, a California corporation, as duly appointed Trustee under and pursuant to Deed of Trust recorded April 22, 2021 as Instrument No. 20210640779 and by Modification recorded April 22, 2021 as Instrument No. 20210640781, in book , page , of Official Records in the office of the County Recorder of Los Angeles County, California, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH OR CASHIER'S CHECK OR OTHER INSTITUTIONAL CHECK ACCEPTABLE TO THE TRUSTEE, (payable at time of sale in lawful money of the United States) in the lobby of Imperial Mortgage Corporation, 4751 Wilshire Blvd., Suite 203, Los Angeles, California 90010 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: LOTS 14 AND 15 IN BLOCK 14 OF TRACT NO. 9768, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147, PAGES 70 TO 73 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Parcel Number: 4360-002-013 Property Address: 1015 Hilgard Avenue, Los Angeles, California 90024 Trustor: 1015 HILGARD AVENUE, LLC, a California Limited Liability Company, as to an undivided 21 6/12th interest; SANTA MONICA BAYSIDE, LLC, a California Limited Liability Company, as to an undivided 1110/12th interest; 825 WEST VICENTE VENTURES, LLC, a California Limited Liability Company, as to an undivided 33 4/12th interest and IN CAHOOTS, LLC, a California Limited Liability Company, as to an undivided 33 4/12th interest, as Tenants In Common The street addresses or other common designation, if any, of the real property described above are purported

to be 1015 HILGARD AVENUE, LOS ANGELES, CALIFORNIA 90024. The undersigned Trustee disclaims any liability for any incorrectness of the street addresses or other common designation, if any, shown herein. Please see attached EXHIBIT "A" for additional information regarding potential bidding. EXHIBIT "A" TO NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved with bidding at a trustee auction. You will be bidding on a lien, not 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. 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, you may call 323-651-2100 for information regarding the sale of this property, using the TS number shown on the sale notice. Information about postponements that are very short in duration or that occur close in time to the scheduled sale date may not be immediately reflected on the telephone information. The best way to verify any postponement information is to attend the scheduled sale. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the unpaid balance of the note(s) secured by said Deed of Trust, to-wit: \$4,900,000.00, not including 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. Accrued and Default interest, Escrow Account Shortages, Late Charges, Maturity Late Charges, Forbearance Fees and additional advances, if any, will increase this figure prior to sale. All personal property as stated in the Deed of Trust, Security Agreement and Fixture Filing with Assignment of Rents and any other Loan Documents shall be part of this breach and shall be included in any sale as this shall be a unified sale under Section 726 of the Code of Civil Procedure in any such unified sale, the personal property or fixtures included in the unified sale shall be deemed to be included in the real property or other interest sold. 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real properties are located on September 3, 2024 as Instrument No. 20240590192. The Beneficiary, or its designated agent, declares that it has contacted the Borrower, tried with due diligence to contact the Borrower as required by California Civil Code 2923.5, or it otherwise exempt from the requirements of 2935.5. Dated: January 21, 2025 Trustee or party conducting sale IMPERIAL MORTGAGE CORPORATION, a California Corporation IMPERIAL MORTGAGE CORPORATION JOHN SHAIKIN, President 4751 Wilshire Blvd., #203, Los Angeles, California 90010 (323) 651-2100 A-4833499 01/28/2025, 02/04/2025, 02/11/2025 1/28, 2/4, 2/11/25

DC-3890490#

T.S. No. 24-70710 APN: 6006-004-051 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/17/2006, 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 bank specified in

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

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: ALEJANDRO ROMERO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 1/24/2006, as Instrument No. 06-0163808, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :2/18/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$260,309.80 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: 5947-5949 SOUTH SAN PEDRO STREET LOS ANGELES, CALIFORNIA 90003 Described as follows: LOT 115, OF METTLER'S MAIN STREET SOUTH PARK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 194 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N #: 6006-004-051 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 (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-70710. 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 (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-70710 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. Dated: 1/24/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42437 Pub Dates 01/28, 02/04, 02/11/2025

DC-3890481#

T.S. No.: 24-12378 Loan No.: \*\*\*1283 APN: 2301-016-008 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/8/2010. 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: Oganess Emichian, A Single Man Duly Appointed Trustee: Prestige Default Services, LLC Recorded 10/22/2010 as Instrument No. 20101516931 in book -- , page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/19/2025 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$187,066.27 Street Address or other common designation of real property: 7854 GREENBUSH AVE (PANORAMA CITY AREA) LOS ANGELES, CALIFORNIA 91402 A.P.N.: 2301-016-008 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this Internet Website <https://prestigeopstandpub.com>, using the file number assigned to this case 24-12378. 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 (949) 776-4697, or visit this internet website <https://prestigeopstandpub.com>, using the file number assigned to this case 24-12378 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/17/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-000488 1/28, 2/4, 2/11/25

DC-3889120#

T.S. No.: 102-019774 Title Order No. 91231825 APN: 2104-008-009 Property Address: 18942 ARMINTA STREET, LOS ANGELES (RESEDA), CA 91335 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/25/2022. 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 of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, 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. Trustor: ALBERT OHANYAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 10/28/2022, as Instrument No. 20221026440, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/18/2025 at 10:30 AM Place of Sale: Behind the fountain located in

Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$324,971.33 (estimated as of the first publication date) Street Address or other common designation of real property: 18942 ARMINTA STREET LOS ANGELES (RESEDA), CA 91335 A.P.N.: 2104-008-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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. 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. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844)477-7869 or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 102-019774. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee

sale, you can call (844)477-7869, or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 102-019774 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/17/2025 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth Godbey, Vice President 1/28, 2/4, 2/11/25

DC-3888752#

## LEGAL NOTICES

NOTICE OF HEARING ON PETITION FOR TERMINATION OF PARENT-CHILD RELATIONSHIP SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Juvenile Department

Case Number JS521003  
Petitioner Jazmin Boring  
PARENT/GUARDIAN NAME(S):  
Jazmin Boring (Mother)  
Jeffrey Magana (Father)  
In the Matter of Minor(s):  
Janessa Imelda Magana (02/14/2014)  
Jeffrey Magana Junior (04/01/2011)  
This is an important notice from the court. Read it carefully.  
A petition for termination of parent-child relationship has been filed with the court, and a hearing has been scheduled related to your child(ren). Your rights may be affected by the proceedings. You have a right to appear as a party in the proceeding.  
If you fail to participate in the court proceedings, the court may deem that you have waived your legal rights and admitted to the allegations made in the petition. Hearings may go forward in your absence and may result in the termination of your parental rights.  
Judicial Officer: Honorable Thomas Marquitt  
Hearing Date/Time: 3/18/2025 @ 11:00 am  
Hearing Type: Initial Hearing  
Location: Court Connect Remote  
Appearance \*\*\*video appearance preferred  
Court Connect Hearing: Yes  
Video: <https://tinyurl.com/lbazmc-juj07>  
Phone: (917) 781-4590, Participant Code 764 718 766 #  
How can I prepare for the hearing?  
Any supporting documentation must be filed with the Clerk of Court at least seventy-two hours in advance of the set hearing date.  
If I have questions or concerns who can I contact?  
For questions concerning filing, please contact the Clerk of Court at (602) 372-5375. For questions about the hearing, contact the Juvenile Department at (602) 506-4533, Option 2 to reach the assigned Judicial Officer's staff. If you have legal questions, seek legal counsel.  
1/28, 2/4, 2/11, 2/18/25

DC-3888687#

**100** years of legal notice experience + **3**-step online procedure  
= **1** easy solution for your publication needs

**www.LegalAdstore.com**

- California & Arizona legal notices of all types
- Online legal notice forms make submitting your order easy
- Service includes filing of proof/affidavit of publication with the court, county or state as required
- Reasonable fees • Advance quotes