

(213) 229-5500

FAX (213) 229-5481

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)
Escrow No. 205817-JK
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names and addresses of the Seller/Licensee are:
BCC YU ENTERPRISES INC., 1623-25 SOUTH GAFFEY ST., SAN PEDRO, CA 90731
The location in California of the chief executive office of the Seller is: SAME
The Business is known as: GAFFEY LIQUOR & DELI
The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are:
PRE-GAME LIQUOR INC., 1623-25 SOUTH GAFFEY ST., SAN PEDRO, CA 90731
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: FURNITURE, FIXTURE & EQUIPMENTS, GOODWILL, LEASEHOLD INTEREST, ABC LICENSE, ANY/ALL LICENSES & PERMITS, INVENTORY ETC. and are located at: 1623-25 SOUTH GAFFEY ST., SAN PEDRO, CA 90731.
The kind of license to be transferred is: LICENSE NO.: 21-505760, LICENSE TYPE: OFF-SALE GENERAL now issued for the premises located at: 1623-25 SOUTH GAFFEY ST., SAN PEDRO, CA 90731.
The anticipated date of the sale/transfer is 06/26/25 at the office of PRIMA ESCROW, INC., 3600 WILSHIRE BLVD., SUITE 1028 LOS ANGELES, CA 90010.
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$555,000.00, which consists of the following:
DESCRIPTION AMOUNT
CHECK \$355,000.00
NEW LOAN \$200,000.00
TOTAL \$555,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: MAY 22, 2025
BCC YU ENTERPRISES INC.
BY: S/ BRIAN KUN YU, PRESIDENT/ SECRETARY
PRE-GAME LIQUOR INC., A CALIFORNIA CORPORATION
BY: S/ ELIAS HADAD, SECRETARY
BY: GEORGE HADAD, C.E.O./C.F.O.
6/10/25

DC-3934771#

BUSINESS

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a Mechanical Rides
NAME OF APPLICANT: CM Amusements and Productions Inc
DOING BUSINESS AS: CM Amusements & Productions Inc
LOCATED AT: 1850 S Manhattan Place Los Angeles
Any person desiring to protest the issuance of this permit shall make a written protest before June 7, 2005 to the: LOS ANGELES POLICE COMMISSION
100 West 1st Street
Los Angeles, CA 90012-4112
Upon receipt of written protests, protesting persons will be notified of date, time and place for hearing.
BOARD OF COMMISSIONERS
6/3, 6/10/25

DC-3933221#

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a Mechanical Rides and Carnival .
NAME OF APPLICANT: CM Amusements and Productions Inc
DOING BUSINESS AS: CM Amusements & Productions Inc
LOCATED AT: 517 W 112th St Los

Angeles 90044
Any person desiring to protest the issuance of this permit shall make a written protest before June 7, 2025 to the: LOS ANGELES POLICE COMMISSION
100 West 1st Street
Los Angeles, CA 90012-4112
Upon receipt of written protests, protesting persons will be notified of date, time and place for hearing.
BOARD OF COMMISSIONERS
6/3, 6/10/25

DC-3933220#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01850
Superior Court of California, County of Los Angeles
Petition of: Erik Tyquan McFadden for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Erik Tyquan McFadden filed a petition with this court for a decree changing names as follows:
Erik Tyquan McFadden to Miles Shiloh Bakari
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: Oct 24, 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.)
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: May 19 2025
Virginia Keeny
Judge of the Superior Court
6/10, 6/17, 6/24, 7/1/25

DC-3936113#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01878
Superior Court of California, County of Los Angeles
Petition of: Virginia Espinosa De Mestas for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Virginia Espinosa De Mestas filed a petition with this court for a decree changing names as follows:
Virginia Espinosa De Mestas to Virginia Espinosa Dolores
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: 10/27/2025, Time: 8:30AM, Dept.: 45, Room: 529
The address of the court is 111 North 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.)
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: 05/19/2025
Virginia Keeny
Judge of the Superior Court
6/10, 6/17, 6/24, 7/1/25

DC-3936088#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NNCP00449
Superior Court of California, County of LOS ANGELES
Petition of: QUNQUN WANG for Change of Name
TO ALL INTERESTED PERSONS:

Petitioner QUNQUN WANG filed a petition with this court for a decree changing names as follows:
QUNQUN WANG to WENDY WANG
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: 08/20/2025, Time: 8:30am, Dept.: D, Room: 250
The address of the court is 600 E. BROADWAY GLENDALE, CA-91206
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: 06/06/2025
ROBERTO LONGORIA
Judge of the Superior Court
6/10, 6/17, 6/24, 7/1/25

DC-3935961#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01486
Superior Court of California, County of LOS ANGELES
Petition of: Andrea Hettle for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Andrea Hettle filed a petition with this court for a decree changing names as follows:
Andrea Hettle to Nadine Christy Hettle
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: 09/29/2025, Time: 8:30 a.m., Dept.: 45, Room: 529
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: 04/22/2025
Virginia Keeny
Judge of the Superior Court
6/10, 6/17, 6/24, 7/1/25

DC-3935606#

SUMMONS (CITACION JUDICIAL) ON FIRST AMENDED COMPLAINT CASE NUMBER (Número del Caso): 24STCV27729

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MOORISH SCIENCE TEMPLE OF AMERICA; THE UNKNOWN HEIRS, ASSIGNS AND DEVEISES OF AVA O. ERVIN; AND DOES 1 TO 20
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), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the

California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), **en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.**
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), **en el Centro de Ayuda de las Cortes de California**, (www.sucorte.ca.gov) **o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.**
The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, 111 NORTH HILL STREET, LOS ANGELES, CA 90012
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): CHARLES A. CORREIA, ALDRIDGE PITE, LLP, 3333 CAMINO DEL RIO SOUTH, SUITE 225, SAN DIEGO, CA 92108 619-326-2403
DATE (Fecha): 11/05/2024
DAVID W. SLAYTON, EXECUTIVE OFFICE / CLERK OF COURT, Clerk (Secretario), by D. KIM, Deputy (Adjunto) (SEAL)
6/10, 6/17, 6/24, 7/1/25

DC-3933732#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NWCP00271
Superior Court of California, County of Los Angeles
Petition of: Edgardo Ian Claude Pagkalinawan Aranillo for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Edgardo Ian Claude Pagkalinawan Aranillo filed a petition with this court for a decree changing names as follows:
Edgardo Ian Claude Pagkalinawan Aranillo to Ian Pagkalinawan Aranillo
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: 8-1-2025, Time: 9:30AM, Dept.: R, Room: 606
The address of the court is 12720 Norwalk Boulevard, Norwalk, CA 90650
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the

date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Commerce
Date: 5-30-2025
Lee W. Tsao
Judge of the Superior Court
6/3, 6/10, 6/17, 6/24/25

DC-3933370#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NNCP00429
Superior Court of California, County of LOS ANGELES
Petition of: ANITA YI LIN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ANITA YI LIN filed a petition with this court for a decree changing names as follows:
ANITA YI LIN to YICHEN LIN
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: 8/14/2025, Time: 8:30 A.M., Dept.: E, Room: N/A
The address of the court is 600 EAST BROADWAY, GLENDALE, CA 91206
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 5/30/2025
ROBERTO LONGORIA
Judge of the Superior Court
6/3, 6/10, 6/17, 6/24/25

DC-3933277#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP02000
Superior Court of California, County of LOS ANGELES
Petition of: ALEXANDER JAVIER MARRON for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ALEXANDER JAVIER MARRON filed a petition with this court for a decree changing names as follows:
ALEXANDER JAVIER MARRON to ALEX MARION KAUFFMAN
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: 11/03/2025, Time: 8:30 A.M., Dept.: 45, Room: 529
The address of the court is 111 NORTH 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.)
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: 5/29/2025
VIRGINIA KEENY
Judge of the Superior Court
6/3, 6/10, 6/17, 6/24/25

DC-3933276#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01997
Superior Court of California, County of LOS ANGELES
Petition of: ALENA ZLOBOVA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ALENA ZLOBOVA filed a petition with this court for a decree changing names as follows:
ALENA ZLOBOVA to ALANA LAV
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: 11/03/2025, Time: 8:30 A.M., Dept.: 45, Room: 529
The address of the court is 111 NORTH 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.)
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: 5/29/2025
VIRGINIA KEENY
Judge of the Superior Court
6/3, 6/10, 6/17, 6/24/25

DC-3933260#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25LBCP00198
Superior Court of California, County of LOS ANGELES
Petition of: IRA-LYNN JOHNSON AND FELIPE COSME ALVAREZ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner IRA-LYNN JOHNSON AND FELIPE COSME ALVAREZ filed a petition with this court for a decree changing names as follows:
ELEAZAR REDD ALVAREZ to LORENZO REDD ELEAZAR JOHNSON-ALVAREZ
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 6/18/25, Time: 8:30AM, Dept.: S25, Room: 5600
The address of the court is 275 MAGNOLIA LONG BEAC, CA 90802
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: MAY 07, 2025
NICOLE M HESEMAN
Judge of the Superior Court
5/27, 6/3, 6/10, 6/17/25

DC-3931061#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24NWLC49391
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Jacob Bzowski, and Does 1 through 20, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Newrez LLC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The

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court's lien must be paid before the court will dismiss the case.

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

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

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

The name and address of the court is *(El nombre y dirección de la corte es)*: Los Angeles County Superior Court 12720 Norwalk Boulevard Norwalk, CA 90650
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)*: Lawrence J. Dreyfuss

The Dreyfuss Firm, PLC, 25108 Marguerite Pkwy., Suite A212, Mission Viejo, CA 92692 (949) 727-0977
DATE (Fecha): 11/12/2024
David W. Slayton, (Executive Officer/ Clerk of Court, Clerk (*Secretario*), by D. Gonzales, Deputy (*Adjunto*)) (*SEAL*)
5/27, 6/3, 6/10, 6/17/25

DC-3930231#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01828
Superior Court of California, County of LOS ANGELES
Petition of: KAYLA PATRICIA DELGADO for Change of Name
TO ALL INTERESTED PERSONS: Petitioner KAYLA PATRICIA DELGADO filed a petition with this court for a decree changing names as follows:
KAYLA PATRICIA DELGADO to KAYLA PATRICIA PEREZ

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: 10/24/2025, Time: 8:30AM, Dept.: 45, Room: 529
The address of the court is 111 NORTH HILL STREET LOS ANGELES 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.)

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: 05/15/2025
VIRGINIA KEENY
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3929121#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25SMCP00252
Superior Court of California, County of

LOS ANGELES
Petition of: JANNISEN HWANG FOR MINOR JULIAN ALEXANDER SELVA HWANG for Change of Name
TO ALL INTERESTED PERSONS: Petitioner JANNISEN HWANG FOR MINOR JULIAN ALEXANDER SELVA HWANG filed a petition with this court for a decree changing names as follows:
JULIAN ALEXANDER SELVA HWANG to JULIAN ALEXANDER HWANG

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 6/27/2025, Time: 8:30AM, Dept.: K,
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.)
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: MAY 14, 2025
LAWRENCE H. CHO
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3928976#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01831
Superior Court of California, County of LOS ANGELES
Petition of: Lakieja Renee McPheters for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Lakieja Renee McPheters filed a petition with this court for a decree changing names as follows:
Lakieja Renee McPheters to Renee Stewart

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: 10/24/2025, Time: 8:30am, Dept.: 45, Room: 529

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: 05/16/2025
Virginia Keeny
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3928819#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25SMCP00244
Superior Court of California, County of LOS ANGELES
Petition of: Gabriella Shamoelian for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Gabriella Shamoelian filed a petition with this court for a decree changing names as follows:
Gabriella Shofet to Gabriella Shamoelian

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 6/27/25, Time: 8:30am, Dept.: K
The address of the court is 1725 Main St. Santa Monica, CA-90401

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: 5/9/25
Lawrence H. Cho
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3928478#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01774
Superior Court of California, County of LOS ANGELES
Petition of: ANDREA SOUNG KIM for Change of Name
TO ALL INTERESTED PERSONS: Petitioner ANDREA SOUNG KIM filed a petition with this court for a decree changing names as follows:
ANDREA SOUNG KIM to ANDREA SOUNG

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: 10/20/2025, Time: 8:30 A.M., Dept.: 45, Room: 529
The address of the court is 111 NORTH 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.)

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: 5/12/2025
VIRGINIA KEENY
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927236#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NNCP00385
Superior Court of California, County of LOS ANGELES
Petition of: GARY CHONG for Change of Name
TO ALL INTERESTED PERSONS: Petitioner GARY CHONG filed a petition with this court for a decree changing names as follows:
GARY CHONG to XUN MING CHONG

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: 7/28/2025, Time: 8:30 A.M., Dept.: T, Room: N/A
The address of the court is 150 WEST COMMONWEALTH AVENUE, ALHAMBRA, CA 91801
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 5/13/2025
ROBERTO LONGORIA
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927235#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00182
Superior Court of California, County of LOS ANGELES
Petition of: SEAN DEREK ACOSTA for Change of Name
TO ALL INTERESTED PERSONS: Petitioner SEAN DEREK ACOSTA filed a petition with this court for a decree changing names as follows:
SEAN DEREK ACOSTA to SEAN DEREK VANDERPOOL

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: 7/17/2025, Time: 8:30 A.M., Dept.: F43, Room: N/A
The address of the court is 9425 PENFIELD AVENUE, 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.)
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: 5/12/2025
GARY I. MICON
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927234#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25PSCP00263
Superior Court of California, County of LOS ANGELES
Petition of: ANGEL RAMIREZ for Change of Name
TO ALL INTERESTED PERSONS: Petitioner ANGEL RAMIREZ filed a petition with this court for a decree changing names as follows:
ANGEL RAMIREZ to AURELIUS DIMITRI BONAMY

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: 07/11/2025, Time: 9:00AM, Dept.: O, Room: 5TH FLOOR
The address of the court is 400 CIVIC CENTER PLAZA
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 05/09/2025
CHRISTIAN R. GULLON
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927226#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01741
Superior Court of California, County of LOS ANGELES
Petition of: ZEINEIDIN AHMED MOHAMAMED ELSAYED MAHMOUD ELMANHARAWY AKA ZEINELDIN A ELMANHARAWY for Change of Name
TO ALL INTERESTED PERSONS: Petitioner ZEINEIDIN AHMED MOHAMAMED ELSAYED MAHMOUD ELMANHARAWY AKA ZEINELDIN A ELMANHARAWY filed a petition with this court for a decree changing names as follows:
ZEINEIDIN AHMED MOHAMAMED ELSAYED MAHMOUD ELMANHARAWY AKA ZEINELDIN A ELMANHARAWY to ZANE AHMED ELMANHARAWY

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: 10/17/2025, Time: 8:30AM, Dept.: 45, Room: 529
The address of the court is 111 NORTH 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.)

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: 05/09/2025
VIRGINIA KEENY
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927225#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NWCP00238
Superior Court of California, County of LOS ANGELES
Petition of: LIAM ALVARADO & LEAH ALVARADO BY THEIR PARENT LYANNE SANCHEZ for Change of Name
TO ALL INTERESTED PERSONS: Petitioner LIAM ALVARADO & LEAH ALVARADO BY THEIR PARENT LYANNE SANCHEZ filed a petition with this court for a decree changing names as follows:
LIAM ALVARADO to LIAM SANCHEZ
LEAH ALVARADO to LEAH SANCHEZ

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: 07/18/2025, Time: 9:30AM, Dept.: C, Room: 312

The address of the court is 12720 NORWALK BLVD., NORWALK, CA 90650
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 05/08/2025

Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927224#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01725
Superior Court of California, County of LOS ANGELES
Petition of: JAMES MICHAEL SEAS BY A PARENT JACQUELINE ANNE SEAS; JACQUELINE ANNE SEAS for Change of Name
TO ALL INTERESTED PERSONS: Petitioner JAMES MICHAEL SEAS BY A PARENT JACQUELINE ANNE SEAS; JACQUELINE ANNE SEAS filed a petition with this court for a decree changing names as follows:
JACQUELINE ANNE SEAS to JACQUELINE ANNE SOLIS ESPI
JAMES MICHAEL SEAS to JAMES MICHAEL TORRIENTE SOLIS

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: 10/17/2025, Time: 8:30AM, Dept.: 45, Room: 529

The address of the court is 111 NORTH 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.)

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: 05/08/2025
VIRGINIA KEENY
Judge of the Superior Court
5/20, 5/27, 6/3, 6/10/25

DC-3927222#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25PSCP00236
Superior Court of California, County of LOS ANGELES
Petition of: CARLOS GERARDO RUIZ GARCIA for Change of Name
TO ALL INTERESTED PERSONS: Petitioner CARLOS GERARDO RUIZ GARCIA filed a petition with this court for a decree changing names as follows:
CARLOS GERARDO RUIZ GARICA to CARLOS G. RUIZ

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled

to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:
Date: 06/27/2025, Time: 09:00 am , Dept.: L
The address of the court is 400 CIVIC CENTER PLAZA POMONA, CA-91766
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: 05/06/2025
Bryant Y. Yang
Judge of the Superior Court
5/27, 6/3, 6/10, 6/17/25

DC-3926174#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025106523
The following person(s) is (are) doing business as:
LOMELI ENTERPRISE, 8114 CALMADA AVE, WHITTIER, CA 90602 County of LOS ANGELES
Registered owner(s):
MIGUEL ANGEL LOMELI JR, 8114 CALMADA AVE, WHITTIER, CA 90602
ESMERALDA LOMELI, 8114 CALMADA AVE, WHITTIER, CA 90602
This business is conducted by a General Partnership
The registrant(s) started doing business on 01/2024.

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/ MIGUEL ANGEL LOMELI JR, GENERAL PARTNER
This statement was filed with the County Clerk of Los Angeles County on 05/23/2025.

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).
6/10, 6/17, 6/24, 7/1/25

DC-3936036#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025086211
The following person(s) is (are) doing business as:
HOUSE OF VENUS, 1643 PACIFIC AVE APT. 115, LONG BEACH, CA 90813 County of LOS ANGELES
Registered owner(s):
SABRINA DOMINGO-NODA, 1643 PACIFIC AVE APT. 115, LONG BEACH, CA 90813
ZOE ARLINE, 1643 PACIFIC AVE APT. 115, LONG BEACH, CA 90813
This business is conducted by a General Partnership
The registrant(s) started doing business on 04/2025.

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/ SABRINA DOMINGO-NODA, GENERAL PARTNER
This statement was filed with the County Clerk of Los Angeles County on 04/29/2025.
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

(213) 229-5500

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). 6/10, 6/17, 6/24, 7/1/25

DC-3936016#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025112973

The following person(s) is (are) doing business as:
MARIN TRANSMISSION, 2634 E EL SEGUNDO BLVD, COMPTON, CA 90222 County of LOS ANGELES
Registered owner(s):
MARGARITA MATA, 2634 E EL SEGUNDO BLVD., COMPTON, CA 90222
CARLOS CAMPOS HERNANDEZ, 2634 E EL SEGUNDO BLVD, COMPTON, CA 90222
This business is conducted by a Married Couple
The registrant(s) started doing business 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/ MARGARITA MATA, HUSBAND
This statement was filed with the County Clerk of Los Angeles County on 06/03/2025.
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). 6/10, 6/17, 6/24, 7/1/25

DC-3935557#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025106594

The following person(s) is (are) doing business as:
TEMPLE CHIROPRACTIC CENTER, 2650 W TEMPLE ST., SUITE 107, LOS ANGELES, CA 90026 County of LOS ANGELES
Registered owner(s):
ATHENA SU-LE, 2650 W TEMPLE ST., SUITE 107, LOS ANGELES, CA 90026
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/ ATHENA SU-LE, OWNER
This statement was filed with the County Clerk of Los Angeles County on 05/23/2025.
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). 6/10, 6/17, 6/24, 7/1/25

DC-3934208#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025102018

The following person(s) is (are) doing business as:
1. STAY AND PLAY, 2. STAY AND PLAY FILING SOUTH BAY, 3. STAY AND PLAY HERMOSA BEACH, 4. SOUTH BAY

STAY AND PLAY, 601 24TH STREET, HERMOSA BEACH, CA 90254 County of LOS ANGELES
Registered owner(s):
RENEE INDELICATO, 17812 PARTHENIA ST, NORTHRIDGE, CA 91325
This business is conducted by an Individual
The registrant(s) started doing business on 04/2025.
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/ RENEE INDELICATO, OWNER
This statement was filed with the County Clerk of Los Angeles County on 05/19/2025.
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). 6/10, 6/17, 6/24, 7/1/25

DC-3933371#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025108528

The following person(s) is (are) doing business as:
CLOWNFISH GAMING INDUSTRIES, 20522 TOLUCA AVE, TORRANCE, CA 90503 County of LOS ANGELES
Registered owner(s):
CLOWNFISH VISUAL INDUSTRIES, INC., 14852 RAYFIELD DR, LA MIRADA, CA 90638; 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)).
CLOWNFISH VISUAL INDUSTRIES, INC.
S/ STEPHEN W. PUGH, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 05/28/2025.
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). 6/10, 6/17, 6/24, 7/1/25

DC-3933266#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025088139

The following person(s) is (are) doing business as:
BIG WINNER, 453 S SPRING ST 400, LOS ANGELES, CA 90013 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 202464011547
Registered owner(s):
BIG WINNER LLC, 453 S SPRING ST 400, LOS ANGELES, CA 90013; 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)).
A BIG WINNER LLC

S/ KALVAN WILLIAMSON, CEO
This statement was filed with the County Clerk of Los Angeles County on 05/01/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3933196#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025108631

The following person(s) is (are) doing business as:
SUPER CLEAN PLANET, 16211 HERON AVE, LA MIRADA, CA 90638 County of LOS ANGELES
Registered owner(s):
ELIM SUPPLY CORPORATION, 16211 HERON AVE., MIRADA, CA 90638; State of Incorporation: Ca
This business is conducted by a Corporation
The registrant(s) started doing business on 06/2014
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)).
ELIM SUPPLY CORPORATION, S/ DINGKAI CHEN, CEO
This statement was filed with the County Clerk of Los Angeles County on 05/28/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3933120#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025109742

The following person(s) is (are) doing business as:
OAKMONT OF BEVERLY HILLS, 220 N CLARK DRIVE, BEVERLY HILLS, CA 90211 County of LOS ANGELES
Registered owner(s):
220 N CLARK DRIVE OPCO LLC, 4500 DORR STREET, TOLEDO, OH 43615; 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)).
220 N CLARK DRIVE OPCO LLC
S/ SHARON MAKOWSKY, MEMBER
This statement was filed with the County Clerk of Los Angeles County on 05/29/2025.
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

DC-3933021#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025083594

The following person(s) is (are) doing business as:
VERITIV MASTERBOX, 6600 VALLEY VIEW STREET, BUENA PARK, CA 90620 County of LOS ANGELES
Registered owner(s):
VERITIV LANDSBERG, 6600 VALLEY VIEW STREET, BUENA PARK, CA 90620; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 04/2025.
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)).
VERITIV LANDSBERG
S/ COLLEEN CONNELLY, SECRETARY
This statement was filed with the County Clerk of Los Angeles County on 04/24/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3932895#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025083624

The following person(s) is (are) doing business as:
CORRUKRAFT, 3201 W. MISSION ROAD, LOS ANGELES, CA 91803 County of LOS ANGELES
Registered owner(s):
VERITIV PACKAGING SOLUTIONS, 6600 VALLEY VIEW STREET, BUENA PARK, CA 90620; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 04/2025.
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)).
VERITIV PACKAGING SOLUTIONS
S/ COLLEEN CONNELLY, SECRETARY
This statement was filed with the County Clerk of Los Angeles County on 04/24/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3932892#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025083630

The following person(s) is (are) doing business as:
VERITIV MASTERBOX, 1620 S. GREENWOOD AVENUE, MONTEBELLO, CA 90640 County of LOS ANGELES
Registered owner(s):
VERITIV PACKAGING SOLUTIONS, 6600 VALLEY VIEW STREET, BUENA PARK, CA 90620; State of Incorporation: CA
This business is conducted by a Corporation

DC-3932843#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025090155

The following person(s) is (are) doing business as:
BUENO BEAUTY BAR, 127 W VICTORIA ST, GARDENA, CA 90248 County of LOS ANGELES
Registered owner(s):
THERESA BUENO HERNANDEZ, 127 W VICTORIA ST, GARDENA, CA 90248
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/ THERESA BUENO HERNANDEZ, OWNER
This statement was filed with the County Clerk of Los Angeles County on 05/05/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3932810#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025109653

The following person(s) is (are) doing business as:
CAL DENTAL OF VAN NUYS, 1802 S VICTORY BLVD, GLENDALE, CA 91201 County of LOS ANGELES
Registered owner(s):
ADAM BASMA DDS INC., 1802 S VICTORY BLVD, GLENDALE, CA 91201; 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)).
This statement was filed with the County Clerk of Los Angeles County on 05/29/2025.
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). 6/3, 6/10, 6/17, 6/24/25

DC-3932754#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025109528

The following person(s) is (are) doing

(213) 229-5500

FAX (213) 229-5481

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). 5/19, 5/27, 6/3, 6/10/25

DC-3926178#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025091743
The following person(s) is (are) doing business as:
MINTRA 999, 7724 VICKY AVE, WEST HILLS, CA 91304 County of LOS ANGELES
Registered owner(s):
METHAVEE PEUNGRAKSA, 7724 VICKY AVE, WEST HILLS, CA 91304
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/ METHAVEE PEUNGRAKSA, OWNER
This statement was filed with the County Clerk of Los Angeles County on 05/06/2025.

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). 5/20, 5/27, 6/3, 6/10/25

DC-3925177#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025092910
The following person(s) is (are) doing business as:
1. ALERA MEDICAL TRANSPORTATION, 2. ALERA TRANSPORTATION, 3. ALERA MEDTRANS, 2819 BURTON AVE, BURBANK, CA 91504 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 3776868
Registered owner(s):
SKORI, INC., 2819 BURTON AVE, BURBANK, CA 91504; 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)).
SKORI, INC.
S/ RUBEN BALAYAN, CEO
This statement was filed with the County Clerk of Los Angeles County on 05/07/2025.

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). 5/20, 5/27, 6/3, 6/10/25

DC-3925069#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025092637
The following person(s) is (are) doing business as:
SOUTH AMERICAN JOURNEYS, 9921 CABANAS AVE, TUJUNGA, CA 91042 County of LOS ANGELES
Registered owner(s):
MILI SANGAMA WEEKLEY, 9921 CABANAS AVE, TUJUNGA, CA 91042

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/ MILI SANGAMA WEEKLEY, OWNER
This statement was filed with the County Clerk of Los Angeles County on 05/07/2025.
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). 5/20, 5/27, 6/3, 6/10/25

DC-3924942#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025092729
The following person(s) is (are) doing business as:
PFD BLANKS, 1401 E. 15TH STREET, LOS ANGELES, CA 90021 County of LOS ANGELES
Registered owner(s):
LABDIP INC., 1401 E. 15TH STREET, LOS ANGELES, CA 90021; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 05/20/25.
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)).
LABDIP INC.
S/ SASHAATIGEHCHI, CEO
This statement was filed with the County Clerk of Los Angeles County on 05/07/2025.
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). 5/20, 5/27, 6/3, 6/10/25

DC-3924938#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025091096
The following person(s) is (are) doing business as:
LAZEEZ BAKERY AND GRILL, 1650 SEPULVEDA BLVD, HARBOR CITY, CA 90710 County of LOS ANGELES
Registered owner(s):
NEDAA JARADAT, 1650 WEST SEPULVEDA BLVD, HARBOR CITY, CA 90710
ASAAD K MAJID, 1650 SEPULVEDA BLVD, HARBOR CITY, CA 90719
This business is conducted by Co-Partners
The registrant(s) started doing business on 04/20/25.
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/ NEDAA JARADAT, GENERAL PARTNER
This statement was filed with the County Clerk of Los Angeles County on 05/06/2025.
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). 5/20, 5/27, 6/3, 6/10/25

DC-3924920#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025092390
The following person(s) is (are) doing business as:
ALAMITOS-BELMONT REHABILITATION HOSPITAL, 3901 E. 4TH STREET, LONG BEACH, CA 90814 County of LOS ANGELES
Registered owner(s):
A.B.R.H., INC., 25910 ACERO ROAD, SUITE 350, MISSION VIEJO, CA 92691; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 07/1998.
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)).
A.B.R.H., INC.
S/ VICTOR LUNDQUIST, SECRETARY
This statement was filed with the County Clerk of Los Angeles County on 05/07/2025.
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). 5/27, 6/3, 6/10, 6/17/25

DC-3922761#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025115408
The following person(s) is (are) doing business as:
STRENGTH & RESILIENCE PSYCHOTHERAPY, 1008 WEST AVENUE M14 SUITE A, Palmdale, CA 93551 County of LOS ANGELES
Registered owner(s):
CAROL D TORRES, 1008 WEST AVENUE M14 SUITE A, 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/ CAROL D TORRES, Owner
This statement was filed with the County Clerk of Los Angeles County on 06/05/2025.
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). 6/10, 6/17, 6/24, 7/1/25

DC-3909168#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025097478
The following person(s) is (are) doing business as:
ANIMAL HOSPITAL OF WALNUT, 22039 VALLEY BLVD SUTIE G, WALNUT, CA 91789 County of LOS ANGELES
Registered owner(s):
CURO PET LLC, 802 MONTGOMERY ST SUITE 220, SAN FRANCISCO, CA 94133
This business is conducted by: a Limited Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 12/2021
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)).
CURO PET LLC
S/ ROMAS MATIUKAS, GENERAL PARTNER
This statement was filed with the County Clerk of Los Angeles on 05/13/2025
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). 5/20, 5/27, 6/3, 6/10/25

DC-3897147#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025082779
The following person(s) is (are) doing business as:
DIAMOND BAR VILLAGE APARTMENTS, 1850 S DIAMOND BAR BLVD, DIAMOND BAR, CA 91765 County of LOS ANGELES
Articles of Incorporation or Organization Number: 199515900021
Registered owner(s):
TAM-DIAMOND BAR, LLC, 2748 TARBERT ST., HENDERSON, NV 89044; CA
This business is conducted by a Limited Partnership
The registrant(s) started doing business on 01/2008.
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)).
TAM-DIAMOND BAR, LLC,
S/ SPENCER DAVID TAM, GENERAL PARTNER
This statement was filed with the County Clerk of Los Angeles County on 04/23/2025.

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). 5/8, 5/15, 5/22, 5/29, 6/10/25

DC-3882839#

GOVERNMENT

CITATION (WIC 366.26 HEARING)

Court No. 24CCJP00457C
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of: Keiry A. Orozco Martinez To Adilson Martinez AKA Adilson D. Martinles Gomes, Adilson Gomez, Adison Dejesus Gomez, Adison Gomez, Adilson Dieesus Martinez Gomez (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 417 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on August 19th, 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 6 / 0 4 / 2 0 2 5 D A V I D S L A Y T O N , E X E C U T I V E O F F I C E R , Clerk of the Superior Court By Noemy Smalley, 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 6/10, 6/17, 6/24, 7/1/25

DC-3935550#

CITATION (WIC 366.26 HEARING)

Court No. 24CCJP02270A
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of: Amira Jae Lujan aka Baby Girl Escalante To Alijah R. Escalante aka Alijah Rae Escalante aka Alijah Rae Escalante Lujan aka Alijah Escalante (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 August 13, 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

(213) 229-5500

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 June 5, 2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Evelyn Rosette, 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
6/10, 6/17, 6/24, 7/1/25

DC-3935549#

REQUEST FOR INFORMATION & QUALIFICATIONS (RFIQ) -Los Angeles Union Station - ADA Site Improvements - MORLIN ASSET MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT COUNCIL, an unincorporated association, will receive qualifications packages from General Contractors wishing to become pre-qualified for an available bidding opportunity at Los Angeles Union Station. It is the intent of this Joint Management Council to select a firm that will provide Design/Build services at Los Angeles Union Station at the best overall value. In order to be fully considered for prequalification and subsequent bidding opportunities, please proceed to the RFIQ questionnaire at: <https://forms.gle/DT5Le5DYHa3HhMW5A>. Completed forms are due on or before close of business by July 24, 2025. Submissions received after 5:00 pm on July 24, 2025 will be rejected.
6/9, 6/10, 6/11, 6/12, 6/16, 6/17, 6/18, 6/19, 6/23, 6/24, 6/25, 6/26, 6/30, 7/1, 7/2, 7/3, 7/7, 7/8, 7/9, 7/10, 7/14, 7/15, 7/16, 7/17, 7/21, 7/22, 7/23, 7/24/25

DC-3934366#

CITATION (WIC 366.26 HEARING)
Court No. 25CCJP00108A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of Gabriel Michael Francis Clancy

To Michele Lynn Clancy AKA: Michele Lynn Clancy Alvarez (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 417 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on July 28, 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 June 2, 2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Priscilla Gallardo, 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
6/3, 6/10, 6/17, 6/24/25

DC-3933406#

CITATION (WIC 366.26 HEARING)
Court No. 24CCJP02009D
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of Itzel Navarro To Cynthia Navarro (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 402 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on 11/4/2025 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 5/6/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Erika Barrales, 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
6/3, 6/10, 6/17, 6/24/25

DC-3933190#

CITATION (WIC 366.26 HEARING)
Court No. 24CCJP02009D
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of: Itzel Navarro To Jose Martinez (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 402 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 11/4/2025 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 05/16/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Lidia Chavez, CSW III, Deputy
Los Angeles County Counsel's Office

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 5 / 6 / 2 0 2 5
D A V I D S L A Y T O N ,
E X E C U T I V E O F F I C E R ,
Clerk of the Superior Court
By Erika Barrales, 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
6/3, 6/10, 6/17, 6/24/25

DC-3933188#

CITATION (WIC 366.26 HEARING)
Court No. 23CCJP03338A
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of Rilyn Willow Smart-Terronez To Rochelle Lee Smart (mother), whereabouts unknown and to Marco Antonio Terronez (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 08/06/2025 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 05/16/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Lidia Chavez, CSW III, 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
5/20, 5/27, 6/3, 6/10/25

DC-3928566#

PROBATE

NOTICE OF HEARING ON PETITION TO DETERMINE CLAIM TO PROPERTY
CASE NUMBER: 25STPB03106
SUPERIOR COURT OF CALIFORNIA,
COUNTY OF LOS ANGELES
IN THE MATTER OF: THE MASSARIK FAMILY TRUST, Trust
A petition has been filed asking the court to determine a claim to the property identified in 3, and a hearing on the petition has been set. Please refer to the petition for more information.
If you have a claim to the property described in 3, you may attend the hearing and object or respond to the petition. If you do not want to attend the hearing, you may also file a written response before the hearing.
If you do not respond to the petition or attend the hearing, the court may make orders affecting ownership of the property without your input.
1. NOTICE is given that: Petitioner, Susan M. Aslan has filed a petition entitled VERIFIED PETITION FOR: (1) DETERMINING TITLE TO AND REQUIRING TRANSFER OF PROPERTY TO TRUST AND FOR DOUBLE DAMAGES (2) FOR DAMAGES UNDER PENAL CODE§ 496 (3) CANCELLATION OF INSTRUMENT AND QUIET TITLE (4) FOR AN ACCOUNTING (5) ORDER FOR SUSPENSION, REMOVAL AND REPACEMENT OF TRUSTEE (6) UNDUE INFLUENCE (7) UNJUST ENRICHMENT (8) FINANCIAL ELDER ABUSE (9) ORDER PREVENTING RESPONDENT FROM USING TRUST OR ESTATE ASSETS TO DEFEND THIS ACTION (10) FOR ORDER COMPELLING PARTIES TO ATTEND MEDIATION; AND (11) DETERMINATION THAT THE 2013 AMENDMENT IS VOID AND TO IMPOSE A CONSTRUCTIVE under Probate Code section 850 asking for a court order determining a claim or claims to the property described in 3.
2. A HEARING on the petition will be held as follows: July 28, 2025 at 8:30 AM in Dept 99 located at 111 North Hill Street, Los Angeles, CA 90012
3. The property that is the subject of the petition is: Real property located at: 6245 Scenic Avenue, Hollywood, California 90068
Real property located at: 4411 Los Feliz Blvd., #101, Los Angeles, California 90027
Real property located at: 4455 Los Feliz Blvd., #1101, Los Angeles, California 90027
4. In addition to seeking to recover the property described in 3, the petition also alleges and seeks relief for bad faith conduct, undue influence in bad faith, or elder or dependent adult financial abuse. The petition describes these allegations in detail. Based on the allegations, the petition seeks to recover twice the value of the property described in 3 and requests that the court award attorney's fees and costs to the petitioner. (Prob. Code, § 859.)
Requests for Accommodations
Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.)
ATTORNEY:
Greg Aslanian, Esq. – SBN 269824
Trust Law Partners, LLP
275 E. California Blvd.
Pasadena, CA 91106
Telephone No: (626) 956-3500 Fax No: (626) 206-0602
gaslanian@trustlawpartners.com
Attorney For: Petitioner, Susan M. Aslan
6/10, 6/11, 6/12/25

DC-3936029#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF SONIA MARINA LINARES CASE NO. 24STPB12521
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Sonia Marina Linares
AN AMENDED PETITION FOR PROBATE has been filed by Maria Linares in the Superior Court of California, County of Los Angeles.
06/27/25 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 (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: Steven M. Gluck - SBN 80097
1313 Post Ave
Torrance CA 90501
Telephone: (818) 267-4718
6/10, 6/11, 6/17/25

FAX (213) 229-5481

THE AMENDED PETITION FOR PROBATE requests that Maria Linares be appointed as personal representative to administer the estate of the decedent.
THE AMENDED 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 on 6/26/2025 at 8:30 a.m. in Dept. 5 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.
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 (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: Steven M. Gluck - SBN 80097
1313 Post Ave
Torrance CA 90501
Telephone: (818) 267-4718
6/10, 6/11, 6/17/25

DC-3935568#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOLITA S. CABRAL CASE NO. 25STPB06057
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LOLITA S. CABRAL.
A PETITION FOR PROBATE has been filed by MERCIDITAS C. FELEO-DELA FUENTE in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MERCIDITAS C. FELEO-DELA FUENTE 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: 07/25/25 at 8:30AM in Dept. 5 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 (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: Steven M. Gluck - SBN 80097
1313 Post Ave
Torrance CA 90501
Telephone: (818) 267-4718
6/10, 6/11, 6/17/25

06/27/25 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
ROBERT MILLS, ESQ. - SBN 155896
LAW OFFICE OF ROBERT MILLS
1429 S. VALLEY CENTER AVE.
GLENDORA CA 91740
Telephone (626) 827-1419
6/10, 6/11, 6/17/25

DC-3935469#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MANUEL A. POLANCO CASE NO. 25STPB04992
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MANUEL A. POLANCO.
A PETITION FOR PROBATE has been filed by CRUZ GOMEZ in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that CRUZ GOMEZ 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: 07/25/25 at 8:30AM in Dept. 5 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 (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: Steven M. Gluck - SBN 80097
1313 Post Ave
Torrance CA 90501
Telephone: (818) 267-4718
6/10, 6/11, 6/17/25

(213) 229-5500

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
JUVENTINO B. CASAS - SBN 44445
LAW OFFICE OF J.B. CASAS, JR.
2520 W. BEVERLY BLVD.
MONTEBELLO CA 90640
Telephone (323) 726-3200
6/10, 6/11, 6/17/25

DC-3935450#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE# 25STPB00903**
In the Superior Court of California, for the County of Los Angeles
In the matter of the Estate of Vijay Fadia, 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 23RD day of June, 2025 at the office of Paul Horn, Esq., located at 11404 South Street, Cerritos, CA 90703 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 Valencia County of Los Angeles, State of California, particularly described as follows:
Lot 1 of Tract No. 46389-11, in the City of Santa Clarita, County of Los Angeles, State of California, as per Map recorded in Book 1223, Pages 45 to 52, inclusive of Maps, in the office of the County Recorder of said County.
Except therefrom all oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal stream and all products derived from any of the foregoing, that may be within or under the parcel of property herein above described, together with the perpetual right of drilling, mining, exploring and operating therefore and storing in and removing the same from property or any other property, including the right to whip-stock or directionally drill and mine from properties other than those herein above described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the property herein above described, and to bottom such whip-stocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to re-drill, re-tunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the property herein above described, as reserved by the Newhall Lane and Farming Company, (A California Limited Partnership), a limited partnership on deed recorded January 15, 1998 as instrument No. 98-69697, of official records.
Also except therefrom any all water, water rights, or interest therein appurtenant or relating to the property, (No matter how acquired by grantor), whether such water rights shall be riparian, overlying appropriative, littoral percolating, prescriptive, adjudicated, statutory or contractual, together with the right and power to explore, drill, re-drill, remove and score the same from or in the property herein above described or to divert or otherwise utilize such water, rights or interest on or other property owned or leased by grantor; but without, however any right to enter upon the surface or upper fifty (50) feet of the subsurface of the property described herein in the exercise of such rights, as reserved by the Newhall Land and Farming Company, (A California Limited Partnership), a limited partnership on deed recorded January 15, 1998 as instrument No. 98-69697, of Official Records
APN# 2810-059-001
More commonly known as 28301 Lobelia Lane, Valencia, CA 91354
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. Ten percent (10%) 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: 6/4/25
Javier Pentoja
Personal Representative of the Estate

Attorney(s) at Law:
Paul Horn, Esq.
Paul Horn Law Group, PC
11404 South Street
Cerritos, CA 90703
BSC 226966
6/9, 6/10, 6/16/25

DC-3935438#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE# 25STPB00903**
In the Superior Court of California, for the County of Los Angeles
In the matter of the Estate of Vijay Fadia, 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 23RD day of June, 2025 at the office of Paul Horn, Esq., located at 11404 South Street, Cerritos, CA 90703 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 Valencia County of Los Angeles, State of California, particularly described as follows:
Lot 25 of Tract 27451 as per map recorded in Book 883, Page(s) 51-54 of Maps, in the office of the County Recorder of said County.
APN# 2859-030-025
More commonly known as 25420 Via Dabna, Valencia, CA 91355
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. Ten percent (10%) 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: 6/5/25
Javier Pentoja
Personal Representative of the Estate

Attorney(s) at Law:
Paul Horn, Esq.
Paul Horn Law Group, PC
11404 South Street
Cerritos, CA 90703
BSC 226964
6/9, 6/10, 6/16/25

DC-3935186#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
RICHARD FRANK FERGUSON
CASE NO. 25STPB06011**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RICHARD FRANK FERGUSON.
A PETITION FOR PROBATE has been filed by RICHARD T. FERGUSON in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that RICHARD T. FERGUSON be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 06/27/25 at 8:30AM in Dept. 29 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
STEVE H. MURPHY - SBN 174448
1985 YOSEMITE AVE #125
SIMI VALLEY CA 93063
Telephone (805) 581-9191
6/9, 6/10, 6/16/25

DC-3934977#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 24STPB05171**
In the Superior Court of the State of California, for the County of LOS ANGELES
In the Matter of the Conservatorship of the Person and Estate of REIKO MILLER, 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 19th day of June, 2025, at the office of Oldman, Sallus, & Gold, LLP, 16133 Ventura Blvd., Penthouse, Encino, CA 91436 (818) 986-8080, all the right, title and interest of said Conservator, in and to all the certain real property, situated in the County of Los Angeles, State of California, and particularly described as follows:
THE NORTHERLY HALF OF LOT 10 IN BLOCK "H" OF REPLAT OF OCEAN PARK HEIGHTS, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA; AS PER MAP RECORDED IN BOOK 6 PAGE(S) OF 199 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
Assessor's parcel number 4248-028-019
More commonly known as: 3616 Mountain View Avenue, Los Angeles, CA 90066
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 (10%) of amount bid and/or terms acceptable to Trustee 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.
All inquires are to be directed to: Mark Cianculli of the CREM Group; 630 S. Victory Blvd., Burbank, CA 91502; (323) 208-9512
Dated June 4, 2025
Payal Henssens
Conservator

Attorney(s) at Law:
Oldman, Sallus, & Gold, LLP
16133 Ventura Blvd., Penthouse
Encino, CA 91436
6/9, 6/10, 6/16/25

DC-3934951#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
FLOR ANNA A. RABANAL
CASE NO. 25STPB06122**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of FLOR ANNA A. RABANAL.
A PETITION FOR PROBATE has been filed by RENEE RABANAL HORNOR in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that RENEE RABANAL HORNOR 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: 06/27/25 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.
Attorney for Petitioner
DANIEL B. HERBERT - SBN 149301
KIRSTENA. BROWN - SBN 305336
MANNING & KASS ELLROD RAMIREZ TRESTER LLP
801 S FIGUEROA STREET 15TH FL
LOS ANGELES CA 90017
Telephone (213) 624-6900
6/9, 6/10, 6/16/25

DC-3934942#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
LUIS FLORES SALINAS
CASE NO. 25STPB06222**
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LUIS FLORES SALINAS.
A PETITION FOR PROBATE has been filed by OSCAR SALINAS in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that OSCAR SALINAS 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: 07/17/25 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
ALEXANDRA SMYSER - SBN 258181
SCHWEITZER LAW PARTNERS, APC
201 S. LAKE AVENUE, SUITE 800
PASADENA CA 91101
Telephone (626) 683-8113
6/3, 6/4, 6/10/25

DC-3933165#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 24STPB05528**
In the Superior Court of the State of California, for the County of Los Angeles in the Matter of the Estate of Suzanne Kathryn Thomas, 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 13th day of June, 2025, at the office of Paul A. Lenz, Inc. 16130 Ventura Boulevard Suite 660 Encino, CA 91436.
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:
A 50% interest in real property legally described as:
Lot 1-2, Block 38 of Tract No. 1200, as per map recorded in Book 19, Page 35 of Maps in the office of the County Recorder of said County.
APN: 2241-013-001
More commonly known as: 6231 Van Nuys Blvd., Van Nuys, CA 91401
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. Deposit in an amount acceptable to the personal representative. 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 5/30/25
Paul Allan Lenz
Attorney for Administrator,
VICTORIA ELIASON

Attorney(s) at Law:
Paul A. Lenz
Paul A. Lenz, Inc.
16130 Ventura Boulevard
Suite 660
Encino, CA 91436
(818) 455-0560
6/3, 6/4, 6/10/25

DC-3933121#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 24STPB06040**
In the Superior Court of the State of California, for the County of LOS ANGELES
In the Matter of the Estate of ROSALIE LINDA GONZALES, 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 13TH day of JUNE, 2025, at the office of GREG LAWRENCE, ATTORNEY AT LAW, 9854 NATIONAL BLVD.#216, LOS ANGELES, CA 90034 (310 839 8352), 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 ROSEMEAD, County of LOS ANGELES, State of California, particularly described as follows:
LOT 4 OF TRACT NO. 16682 AS PER

MAP RECORDED IN BOOK 390 PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
More commonly known as: 2517 NORTH DAROCA AVENUE, ROSEMEAD, CA 91770; APN: 5285-031-014
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 4/11/2025
JANINA GONZALES MURRIETA
Personal Representative of the Estate.
Attorney(s) at Law:
GREG LAWRENCE
9854 NATIONAL BLVD. #216
LOS ANGELES, CA 90034
310 839-8352
glawrence53@aol.com
6/3, 6/4, 6/10/25

DC-3932944#

PUBLIC AUCTION/SALES

NOTICE OF PUBLIC SALE
Notice is hereby given that the undersigned will sell on 6/24/2025, at 12:30 PM at the public auction, pursuant to chapter 10, section 21700 of the Business and professional code. The following personal property including but not Limited to household furnishings, clothing, tools, equipment, and or miscellaneous items. Landlord reserves the right to bid at sale. Purchases must be paid for at the time of the sale and are cash only. All purchased goods are sold "As-Is" and must be removed the day of the sale. All sales are final. A \$100.00 refundable deposit required from all bidders. Sale is subject to prior cancellation. Dated this 6/10/2025 and 6/17/2025 by Low Cost Storage North Hollywood.
(8200 Webb Ave North Hollywood ca 91605)
Space # Tenant's Name:
508 Jimmy McCracken
6/10, 6/17/25

DC-3935576#

NOTICE OF OUR PLAN TO SELL PROPERTY (MOBILE HOME) Dated:
June 4, 2025 Debtor(s): Estate of Wyatt Bonds 45800 Challenger Way SPC 74 Lancaster, CA 93535 Wyatt Bonds 45800 Challenger Way SPC 74 Lancaster, CA 93535 Wyatt Bonds 9972 Juniper Ave APT 122 Fontana, CA 92335 Secured Party: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 Other Parties Receiving Notice: Department of Housing and Community Development Registration and Titling P.O. Box 277820 Sacramento, CA 95827 Subject Collateral: 2006 FLEETWOOD FESTIVAL MOBILE HOME BEARING SERIAL NUMBER CAFL608A30553FE12 & CAFL608B30553FE12 Situs Address: 45800 Challenger Way, SPC 74, Lancaster, CA 93535 Due to a breach of your obligation to repay the Consumer Loan Note and Security Agreement executed by you on or about August 25, 2023, 21st Mortgage Corporation will sell the 2006 FLEETWOOD FESTIVAL MOBILE HOME BEARING SERIAL NUMBER CAFL608A30553FE12 & CAFL608B30553FE12 at public sale. A sale could include a lease or license. The sale will be held as follows: Date: Tuesday, June 24, 2025 Time: 10:00 AM Location: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 You may attend the sale and bring bidders if you want. The money that we get from the sale (after repaying our costs) will reduce the amount you owe. If we get less money than you owe, you will not owe 21st Mortgage Corporation the difference. If we get more money than you owe, you will get the extra money, unless we must pay it to someone else. You can get the property back at any time before we sell it by paying the full amount you owe (not just the past due payments), including our expenses. To learn the amount you must pay, call 21st Mortgage Corporation at 800-955-0021 or fax to 800-813-8164 . Payments may be remitted to the following address: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 If you want 21st Mortgage Corporation to explain to you in writing how it has figured the amount that you owe, you may call 800-955-0021 or fax to 800-813-8164 and request a written explanation. If you need more information about the sale, you may call us at (619) 685-4800 or write to us at: McCarthy & Holthus, LLP, 2763 Camino Del Rio S. Suite 100, San Diego, CA 92108. By: Melissa Robbins Coutts, Esq. McCarthy & Holthus, LLP

(213) 229-5500

2763 Camino Del Rio S, Suite 100 San Diego, CA 92018 Phone: (619) 685-4800 Fax: (619) 685-4811 Attorneys for 21st Mortgage Corporation CA-25-1015402-CV IDS#Pub #0248703 6/10/2025 6/10/25

DC-3934946#

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

SHAWN NADIAN
JOEL KETTLER
JOEL KETTLER
RONALD KING
CRAIG LAWRENCE CHISVIN

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 06/25/2025 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. 6/10, 6/17/25

DC-3933636#

NOTICE OF SALE OF PERSONAL PROPERTY

Notice is hereby given that, under and pursuant to Section 1988 of the California Civil Code, the personal property described below is believed to be abandoned by PINEAPPLE VENTURES, LLC, whose last known address is 8912-8914 ½ Reseda Blvd., Northridge, California 91324, County of Los Angeles. Said property will be sold at public auction on June 17, 2025, at 11:00 A.M., at 8912-8914 ½ Reseda Boulevard, Northridge, California 91324, County of Los Angeles. Should it be impractical to conduct a live open-outcry auction on-site, bids may be accepted by phone, fax, or online with a required cash deposit. All purchases must be paid in cash in United States currency at the time of sale. All items are sold as-is and must be removed immediately following the sale. The personal property to be sold includes, but is not limited to: Electronic/computer equipment, furniture, multiple sealed boxes and bins, business signs, and other miscellaneous items. Complete terms and conditions of the sale are available by contacting the Auctioneer. Property may be inspected by appointment only. For further details, please visit: www.ThomasHaywardAuctioneers.com 888-255-7633 Toll Free 7 7 5 - 7 7 0 - 1 2 3 4 Auctioneer Bond #CS4378994State of California 6/3, 6/10/25

DC-3932523#

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

Asaije, Thomas Obi Jr
Regalado, David
Garcia, Julio
Casey, Donavyn Jamyl
Robbins, Ken
Bowie, Jami
Ghalib A Kanji
Ghalib A Kanji

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 June 18st, 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. 6/3, 6/10/25

DC-3929804#

TRUSTEE SALES

T.S. No.: 2025-0204 Loan No.: 1401 PCH APN: 7410-009-042 Property Address: 1401 PACIFIC COAST HIGHWAY, LOS ANGELES (HARBOR CITY), CA 90710 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/31/2019. 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. 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: REY REYES INVESTMENTS AND ACQUISITIONS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: WESTERN FIDELITY TRUSTEES Recorded 1/9/2020 as Instrument No. 2020-0033427 in book //, page // of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/1/2025 at 10:00 AM Place of Sale: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$1,314,297.61 Street Address or other common designation of real property: 1401 PACIFIC COAST HIGHWAY LOS ANGELES (HARBOR CITY), CA 90710 A.P.N.: 7410-009-042

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, using the file number assigned to this case 2025-0204. 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 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, 2025-0204 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: 5/29/2025 WESTERN FIDELITY TRUSTEES 1222 Crenshaw Blvd., SUITE B Torrance, California 90501 (310)212-0700 Kathleen Herrera, Trustee Officer DC0475099 To: DAILY COMMERCE 06/10/2025, 06/17/2025, 06/24/2025 6/10, 6/17, 6/24/25

DC-3935894#

NOTICE OF TRUSTEE'S SALE TSG No.: 240418060 TS No.: 24-028194 APN: 4360-031-038 Property Address: 10601 WILSHIRE BOULEVARD #602, LOS ANGELES, CA 90024-4519 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/17/2006, 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. On 07/01/2025 at 10:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/25/2006, as Instrument No. 06 1638256, in book page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, Executed by: MOUSSA MORADIEH KASHANI, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 4360-031-038 The street address and other common designation, if any, of the real property described above is purported to be: 10601 WILSHIRE BOULEVARD #602, LOS ANGELES, CA 90024-4519 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, 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 \$ 2,372,907.34. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned 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 (916) 939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2025-0204. 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 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, 2025-0204 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

postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are 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 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 24-028194 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 DC0475349 To: DAILY COMMERCE 06/10/2025, 06/17/2025, 06/24/2025 6/10, 6/17, 6/24/25

DC-3935398#

File No. 48183593 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated February 5, 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 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: Hasmik J. Ordakyan, Single Person Duly Appointed Trustee: IDEA Law Group, PC Recorded February 22, 2019 as Instrument No. 20190160022 of Official Records in the office of the Recorder of Los Angeles County, California. Street Address or other common designation of real property: 6319 Mary Ellen Ave Van Nuys, CA 91401 A.P.N.: 2331-005-011 Date of Sale: July 1, 2025 at 11:00 AM Place of Sale: Behind Fountain Located In Civic Center Plaza 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$153,687.97. Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware

that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48183593. 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 may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48183593 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: May 29, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 453-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com Yvette Ylagan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99 6/10, 6/17, 6/24/25

DC-3935361#

Title Order No. : 15953281 Trustee Sale No. : 87924 Loan No. : 399449421 APN : 4355-007-051, 4355-007-050 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/27/2023 . 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. On 7/1/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 3/31/2023 as Instrument No. 20230205940 in book //, page /// of official records in the Office of the Recorder of Los Angeles County, California, executed by: SUMMIT PROPERTY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor THE EVERGREEN ADVANTAGE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , 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 located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued 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: See Exhibit "A" Attached Hereto And Made A Part Hereof. 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: 1426 N. SUMMITRIDGE DRIVE, LOS ANGELES, CA 90210, 1350 N. SUMMITRIDGE DRIVE, LOS ANGELES, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$24,879,060.53 (Estimated). Accrued interest and additional advances, 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/5/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-263-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87924. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87924 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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.

Disclosure In compliance with CA civil code 2924(f), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property. Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process.

EXHIBIT A All that certain real property situated in the County of Los Angeles, State of California, described as follows: PARCEL A: PARCEL 1 AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT-LINE ADJUSTMENT PARCEL MAP EXEMPTION NO. AA-2016-1796-PMEX, AS EVIDENCED BY DOCUMENT RECORDED MARCH 30, 2017 AS INSTRUMENT NO. 17-353350 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 70, 71, 75, 76 AND 77 OF TRACT NO. 8080, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 112 PAGES 9 TO 12 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "GRANT DEED", RECORDED ON APRIL 27, 2012, AS INSTRUMENT NO. 20120626080, OF OFFICIAL RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN SAID "GRANT DEED" DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 76; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 76, SOUTH 50°41'10" EAST 51.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY LINE OF SAID "GRANT DEED", NORTH 85°11'15" EAST 13.93 FEET AND TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, NORTH 45°22'55" EAST 16.70 FEET TO A LINE THAT IS PARALLEL WITH AND 10.69 FEET NORTHERLY OF SAID SOUTHERLY BOUNDARY LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 85°11'15" EAST 48.93 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 76; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 40°01'50" WEST 15.07 FEET TO SAID SOUTHERLY BOUNDARY LINE; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, SOUTH 85°11'15" WEST 51.12 FEET TO THE TRUE POINT OF BEGINNING. Note: For information purposes only, the purported street address of said land as determined from the latest County Assessor's Roll is: 1426 NORTH SUMMIT RIDGE DRIVE, BEVERLY HILLS AREA (CITY OF LOS ANGELES), CA 1350 NORTH SUMMIT RIDGE DRIVE, BEVERLY HILLS AREA (CITY OF LOS ANGELES), CA The Assessor's Parcel Number, as determined from the latest County Assessor's Roll is: 4355-007-051, 4355-007-050

6/10, 6/17, 6/24/25

FOLLOWS: THAT PORTION OF LOTS 76, 77 AND 78 OF TRACT NO. 8080, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 112 PAGES 9 TO 12 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED IN THAT CERTAIN "GRANT DEED", RECORDED ON JULY 03, 2013, AS INSTRUMENT NO. 20130986991, OF OFFICIAL RECORDS OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN SAID "GRANT DEED" DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 76; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 76, SOUTH 50°41'10" EAST 17.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY LINE, SOUTH 26°15'24" WEST 64.64 FEET TO THE WESTERLY BOUNDARY LINE OF SAID "GRANT DEED"; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 12°39'40" EAST 70.45 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT PORTION OF LAND DESCRIBED IN THAT CERTAIN "GRANT DEED", RECORDED ON APRIL 27, 2012, AS INSTRUMENT NO. 20120626080, OF OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 76; THENCE ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 76, SOUTH 50°41'10" EAST 51.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY OF LOT 76, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "GRANT DEED", RECORDED ON APRIL 27, 2012, NORTH 85°11'15" EAST 13.93 FEET AND TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, NORTH 45°22'55" EAST 16.70 FEET TO A LINE THAT IS PARALLEL WITH AND 10.69 FEET NORTHERLY OF SAID SOUTHERLY BOUNDARY LINE; THENCE ALONG SAID PARALLEL LINE, NORTH 85°11'15" EAST 48.93 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 76; THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 40°01'50" WEST 15.07 FEET TO SAID SOUTHERLY BOUNDARY LINE; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE, SOUTH 85°11'15" WEST 51.12 FEET TO THE TRUE POINT OF BEGINNING. Note: For information purposes only, the purported street address of said land as determined from the latest County Assessor's Roll is: 1426 NORTH SUMMIT RIDGE DRIVE, BEVERLY HILLS AREA (CITY OF LOS ANGELES), CA 1350 NORTH SUMMIT RIDGE DRIVE, BEVERLY HILLS AREA (CITY OF LOS ANGELES), CA The Assessor's Parcel Number, as determined from the latest County Assessor's Roll is: 4355-007-051, 4355-007-050

6/10, 6/17, 6/24/25

DC-3935053#

File No. 48173999
Notice of Trustee's Sale
You Are In Default Under A Deed Of Trust Dated March 12, 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 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: Carlton R. Kearby and Betty L. Kearby, Husband and Wife as Joint Tenants Duly Appointed Trustee: IDEA Law Group, PC Recorded March 24, 2005 as Instrument No. 2005-0202966 of Official Records in the office of the Recorder of San Bernardino County, California. Street Address or other common designation of real property: 7115 Newbury Avenue (San Bernardino Area), Highland, CA 92404 A.P.N.: 0273-363-11-0000 Date of Sale: July 1, 2025 at 01:00 PM Place of Sale: Near Front Steps Of Chino Civic Center 13220 Central Avenue,

Chino Amount of unpaid balance and other charges: \$375,527.38, Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48173999. 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 may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48173999 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: May 28, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com Yvette Ylagan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 114555-99

6/10, 6/17, 6/24/25

DC-3934829#

Trustee Sale No. 1250578
Notice of Trustee's Sale
Loan No. 266966-39857 Title Order No. APN 5132-020-030 TRA No. You Are In Default Under A Deed Of Trust Dated 04/04/2018. 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 07/01/2025 at 11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on April 19, 2018 as Document Number 20180378909 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Helton H. Shin and Celine M. Shin, Trustees of the Shin Family Trust dated April 11,

2007, as Trustor, City National 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, 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: Parcel 1: Lot 23 In Grider & Dows' Clanton Tract, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 55 Page 87 Of Miscellaneous Records, In The Office Of The County Recorder Of Said County. 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: 777 East 14th Street Place, 781 East 14th Street Place, Los Angeles, CA 90021. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,749,883.99 (Estimated) Accrued interest and additional advances, 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 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 visit the website below using the file 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 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 (858) 410-2154, or visit this internet website [iSee Link Below], using the file number assigned to this case [TS 1250578] 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 information on sale dates please visit our website at: https://foreclosure.firstam.com/#/foreclosure Date: 5/27/25 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee

6/10, 6/17, 6/24/25

DC-3934827#

T.S. No. 25-72933 APN: 2673-019-058 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 2/23/2006. 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 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 MAXIMO LOPEZ AND MARITZA LOPEZ Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 3/9/2006, as Instrument No. 06.0505950, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/2/2025 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: \$88,692.57 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: 8415 GLORIA AVENUE (AREA OF NORTH HILLS) CITY OF LOS ANGELES, California 91343 AKA: 8415 GLORIA AVENUE LOS ANGELES CITY, California 91343 Described as follows: LOT 14 OF TRACT NO. 27921, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 718 PAGE(S) 57 AND 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N #: 2673-019-058 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, using the 25-72933. 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, using the 25-72933 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: 6/3/2025 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 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 43993 Pub Dates 06/10, 06/17, 06/24/2025

6/10, 6/17, 6/24/25

DC-3934096#

NOTICE OF TRUSTEE'S SALE TS NO. CA-24-999748-NJ Order No.: DEF-658210 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/17/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): ANAIT ATARYAN, UNMARRIED Recorded: 11/14/2022 as Instrument No. 20221066765 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 7/10/2025 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$212,758.03 The purported property address is: 6838 CANTALOUPE AVE, VAN NUYS, CA 91405 Assessor's Parcel No.: 2216-021-013 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that

(213) 229-5500

there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-999748-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-999748-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-999748-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale

Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-999748-NJ IDSPub #0248639 6/10/2025 6/17/2025 6/24/2025

DC-3933795#

T.S. No.: 2025-00160-CA A.P.N.: 5037-006-013
Property Address: 1200 W. 39TH PLACE, LOS ANGELES, CA 90037
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 INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY
IMPORTANT NOTICE TO PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/29/2006. 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: Mahin Norwood, a single woman
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 08/04/2006 as Instrument No. 06 1731543 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California,
Date of Sale: 07/10/2025 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, reason ably estimated costs and other charges: \$ 271,327.42
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: 1200 W. 39TH PLACE, LOS ANGELES, CA 90037
A.P.N.: 5037-006-013
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:
\$ 271,327.42.
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 2025-00160-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 2025-00160-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: May 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 2924f(e).
6/3, 6/10, 6/17/25

DC-3933129#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 176010 Title No. DEF-639389 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/19/2012. 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 06/26/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/30/2013, as Instrument No. 20130647207, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Lonnie Fields unmarried, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. All right, title and interest conveyed to and now

held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 2604-029-014 The street address and other common designation, if any, of the real property described above is purported to be: 15013 Paddock St, Sylmar, CA 91342 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$35,822.97 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 5/28/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#176010. 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sb1079 for information regarding the sale of this property, using the file number assigned to this case TS#176010 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than

45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4844538 06/03/2025, 06/10/2025, 06/17/2025 6/3, 6/10, 6/17/25

DC-3932819#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 164484 Title No. 95526798-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/25/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06/26/2025 at 9:00 AM, The Mortgage Law Firm, P.L.C., as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/11/2007, as Instrument No. 20072323555, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Loyal John Pennings, A Single Man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 5575-009-011 The street address and other common designation, if any, of the real property described above is purported to be: 6615 Emmet Terrace, Los Angeles, CA 90068 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$140,139.87 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 5/28/25 e Mortgage Law Firm, PLC The Mortgage Law Firm, PLC may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Foreclosure Manager The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the

trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#164484. 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sb1079 for information regarding the sale of this property, using the file number assigned to this case TS#1 64484 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4844539 06/03/2025, 06/10/2025, 06/17/2025 6/3, 6/10, 6/17/25

DC-3932818#

Title No.: 15952944 APN: 4332-017-042 T.S. No.: 24-24531 Acct. No.: SVH-00223-9044 NOTICE OF TRUSTEE'S SALE UNDER DELINQUENT ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN DATED 12/20/2024. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/24/2025 at 10:30 AM, Best Alliance Foreclosure and Lien Services Corp. as the duly appointed Trustee under and pursuant to Delinquent Assessment Lien, recorded on 12/24/2024 as Document No. 20240916477 , of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: Hossein Haeri, 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: AT THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406, all right, title and interest under said Delinquent Assessment Lien in the property situated in said County, describing the land therein: As more fully described on the above mentioned Notice Of Delinquent Assessment.. The street address and other common designation, if any, of the real property described above is purported to be: 1059 South Shendoah St., No 303 Los Angeles, CA 90035 The undersigned Trustee disclaims any liability for any incorrectness of the street address and 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, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Delinquent Assessment Lien, with interest thereon, as provided in said notice, assessments, interest, late charges, estimated fees, charges, costs of collection, and expenses of the Trustee, to-wit : \$21,989.10 Estimated. Accrued interest, assessments, late charges, costs of collection and charges, 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. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

90 days after the date of the 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 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) and salability of the property 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 or lien 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 Certificate of Sale or Trustee's Deed may 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.elitepostandpub.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 sale or 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. Step one, 48 hours after the date of the trustee sale, you can call (866) 266-7512 , or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# 24-24531 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 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 in accordance with 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 claimant under said Delinquent Assessment Lien 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. Date: 5/29/2025 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Debt Collector Lic. No.:

10192-99 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.elitepostandpub.com Priscilla Quemuel for Best Alliance EPP 43904 Pub Dates 06/03, 06/10, 06/17/2025 OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. 6/3, 6/10, 6/17/25

DC-3932668#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 25-00060-2FNT Loan No: 90018 Collection, LLC APN 4492-020-052 YOU ARE IN DEFAULT UNDER A DEED OF TRUST WITH ASSIGNMENT OF RENTS DATED JULY 14, 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. On June 23, 2025, at 11:00 AM, at the Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust with Assignment of Rents recorded on August 8, 2023, as Instrument No. 20230522260 of official records in the office of the Recorder of Los Angeles County, CA, executed by: 90018 Collection, LLC, a California limited liability company, as Trustor (the "Trustor"), in favor of Ebisu88, LLC, a California limited liability company, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust". WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: PARCEL "B" OF PARCEL MAP NO. L.A. NO. 255, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 2, PAGE 4 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com. using the file number assigned to this case 25-00060-2FNT. 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 1.866.684.2727, or visit this internet website www.servicelinkasap.com. using the file number assigned to this case 25-00060-2FNT 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. The real 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: 2495 Westridge Road, Los Angeles, CA 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$2,538,218.88 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: May 23, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 25-00060-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4844345 06/03/2025, 06/10/2025, 06/17/2025 6/3, 6/10, 6/17/25

DC-3932228#

T.S. No. 25-73809 APN: 2162-010-091 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/12/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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: BARRIE JEFFREY BECKMAN AND SHIRLEY LORETTA BECKMAN, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 7/25/2007, as Instrument No. 20071756083, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :6/26/2025 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: \$389,812.94 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: 17824 KILLION STREET #1 LOS ANGELES, CALIFORNIA 91316-2303 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 2162-010-091. 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 25-73809. 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 using the 25-73809 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: 5/28/2025 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 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 43876 Pub Dates 06/03, 06/10, 06/17/2025 6/3, 6/10, 6/17/25

DC-3932155#

T.S. No. 25-72908 APN: 4113-018-042 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/18/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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: MARGARET L SOFER, LARRY SOFER Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/18/2007, as Instrument No. 20072145244, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :6/24/2025 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: \$78,649.66 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: 8037 CAMPION DR LOS ANGELES, CALIFORNIA 90045 Described as follows: LOT 104, OF TRACT NO 9430, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 151 PAGE(S) 67 TO 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N #: 4113-018-042 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 (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-72908. 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, using the 25-72908 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: 5/28/2025 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 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 43868 Pub Dates 06/03, 06/10, 06/17/2025 6/3, 6/10, 6/17/25

DC-3932106#

T.S. No.: 2011-14465 A.P.N.: 6022-024-022 Property Address: 427 EAST 75TH STREET, LOS ANGELES, CA 90003 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: 본첨부문서에정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA KAKALAKIP LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/08/2006. 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: Ethel Marie Wiggins, a single woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 11/16/2006 as Instrument No. 20062539386 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 07/10/2025 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: \$ 335,052.68 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: 427 EAST 75TH STREET, LOS ANGELES, CA 90003 A.P.N.: 6022-024-022 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: \$ 335,052.68 . 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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 2011-14465 . 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 2011-14465 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: May 20, 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 2924f(e). 5/27, 6/3, 6/10/25

DC-3931107#

T.S. No.: 2024-00465-CA A.P.N.: 5014-010-016 Property Address: 4933 7TH AVENUE, 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: 본점부 문서에 정보 요약서가 있습니다 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP L'U U : KEM THOM ĐÂY LÀ BẢN TRÍNH BAY TÔM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/25/2006. 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: Jean S. Williams, An Unmarried Woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/01/2006 as Instrument No. 06 1202583 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 07/10/2025 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: \$ 213,554.62 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: 4933 7TH AVENUE, LOS ANGELES, CA 90043 A.P.N.: 5014-010-016 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: \$ 213,554.62 . 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 2024-00465-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 2024-00465-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: May 20, 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 2924f(e). 5/27, 6/3, 6/10/25

DC-3931102#

T.S. No. 25-72900 APN: 5013-015-021 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/20/2006. 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 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: HERBERT FRANKLIN LOVE, UNMARRIED Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 8/22/2006, as Instrument No. 06 1873323, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :6/24/2025 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: \$165,185.31 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: 4620 S. VICTORIA AVENUE LOS ANGELES, California 90043 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 5013-015-021 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, using the 25-72900. 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, using the 25-72900 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: 5/23/2025 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 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 43834 Pub Dates 06/03, 06/10, 06/17/2025 6/3, 6/10, 6/17/25

DC-3930984#

T.S. No. 25-72919 APN: 2184-052-001 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/5/2005. 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 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: CARLOS MENCIA AND AMY MENCIA HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 12/12/2005, as Instrument No. 05 3037347, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :6/24/2025 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: \$241,662.01 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 owed. Street Address or other common designation of real property: 4174 ELM VIEW DRIVE ENCINO, California 91316 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 2184-052-001 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, using the 25-72919. 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, using the 25-72919 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: 5/23/2025 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 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 43833 Pub Dates 06/03, 06/10, 06/17/2025 6/3, 6/10, 6/17/25

DC-3930972#

T.S. No.: CR25-1008 A.P.N.: 5537-014-035 Order No.: 2428129-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/10/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as

provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: EDNA S. ONGACO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: COUNTY RECORDS RESEARCH, INC Recorded 5/1/2023 as Instrument No. 20230279010 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 2/5/2025 in Book Page , as Instrument No. 20250072938 of said Official Records. Date of Sale: 6/17/2025 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$572,153.91 Street Address or other common designation of real property: 1193 N. ARDMORE AVE LOS ANGELES, CA 90029 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site www.stoxposting.com, using the file number assigned to this case CR25-1008. 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 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 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, assigned to this case CR25-1008 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 released of personal liability for this loan in which case this notice is intended to exercise the note holders 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. The undersigned

(213) 229-5500

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. Date: 5/21/2025 COUNTY RECORDS RESEARCH, INC 4952 WARNER AVENUE #105 HUNTINGTON BEACH, CA 92649 PHONE #: (714) 846-6634 or (800)664-2567 FAX #: (714) 846-8720 TRUSTEE'S SALE LINE (844) 477-7869 Sales Website: www.stoxposting.com HOAI PHAN COUNTY RECORDS RESEARCH, INC., TRUSTEE DIVISION 5/27, 6/3, 6/10/25

DC-3930729#

T.S. No. 24-71865 APN: 2421-016-003 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/13/2006. 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 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: JARRETT L WHITE A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 6/23/2006, as Instrument No. 06 1381164, of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale :6/18/2025 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: \$146,837.04 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: 10746 CAMARILLO STREET LOS ANGELES, CALIFORNIA 91602 Described as follows: THE EASTERLY 42 FEET OF LOT 3 OF TRACT NO. 7516, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 100, PAGE 65 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY A.P.N #: 2421-016-003 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, using the 24-71865. 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, using the 24-71865 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: 5/21/2025 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 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 43811 Pub Dates 05/27, 06/03, 06/10/2025 5/27, 6/3, 6/10/25

DC-3930155#

NOTICE OF TRUSTEE'S SALE: S. No.: 2025-02053 Loan No.: ODLG071 124 APN: 5023-015-015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/10/2024. 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. 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: James E. Wesley, Jr., as Trustee Of The Hunter Family Trust Duly Appointed Trustee: Superior Loan Servicing Recorded 7/19/2024 as Instrument No. 20240479394 in book , page of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 6/16/2025 at 11:00 AM Place of Sale: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$142,368.67 Street Address or other common designation of real property: 4311 7th Avenue Los Angeles, California 90008 A.P.N.: 5023-015-015 "As Is Where Is" 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 at a trustee auction. You should

be bidding on a lien, not on the property itself Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2025-02053. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2025-02053 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: 5/21/2025 Superior Loan Servicing, by Asset Default Management, Inc., as Agent for Trustee 28348 Roadside Drive, 1st Floor Agoura Hills, California 91301 Sale Line: (714) 730-2727 Julie Tabero, Sr. Trustee Sale Officer A-4843866 05/27/2025, 06/03/2025, 06/10/2025 5/27, 6/3, 6/10/25

DC-3930039#

T.S. No.: 2025-00179-CA A.P.N.: 5236-004-026 Property Address: 626 S BONNIE BEACH PL A & B. LOS ANGELES, CA 90023 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 ĐÃ LÀ BÀN TRÌNH BÀY TỌA LƯOC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/14/2006. 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: MIGUEL QUINTERO, JR. AND VIRGINIA QUINTERO, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/23/2006 as Instrument No. 06 0619947 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 07/09/2025 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: \$ 191,296.07 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: 626 S BONNIE BEACH PL A & B, LOS ANGELES, CA 90023 A.P.N.: 5236-004-026 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: \$ 191,296.07 . 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 2025-00179-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 2025-00179-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: May 19, 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 2924f(e). 5/27, 6/3, 6/10/25

DC-3929691#

NOTICE OF TRUSTEE'S SALE T.S. No.: 2024-06102 A.P.N.: 2429-026-021 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/4/2019. 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 TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), 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: DON BOOKSTONE A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925)272-4993 Deed of Trust Recorded 9/10/2019 as Instrument No. 20190929616 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, to be sold: Date of Sale: 6/18/2025 at 11:00 AM Place of Sale: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$1,201,646.52. Street Address or other common designation of real property: 6834 CAHUENGA PARK TRAIL LOS ANGELES, CA 90068 A.P.N.: 2429-026-021 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-683-2468 option 1 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2024-06102. 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 800-683-2468 option 1, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2024-06102 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. 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. Date: 5/19/2025 Entra Default Solutions, LLC Marisa Vidrine, Foreclosure Specialist A-4843655 05/27/2025, 06/03/2025, 06/10/2025 5/27, 6/3, 6/10/25

DC-3929679#

APN: 2820-015-024 TS No.: 25-09541CA TSG Order No.: 2437580CAD NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 29, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded July 11, 2022 as Document No.: 20220709044 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Marat Kalajyan, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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). 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, and as more fully described in the above referenced deed of trust. Sale Date: June 26, 2025 Sale Time: 9:00 AM Sale Location: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 2 File No.:25-09541CA The street address and other common designation, if any, of the real property described above is purported to be: 18852 Killoch Way, Porter Ranch, CA 91326. 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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 trusts created by said Deed of Trust, to-wit: \$817,141.59 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the

existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09541CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 25-09541CA 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. 3 File No.:25-09541CA 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. For Pre Sale Information Log On To: www.auction.com or Call: (800) 280-2832. For Post Sale Results please visit www.affinadefault.com or Call (866) 932-0360 Date: May 16, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 DC0474506 To: DAILY COMMERCE 05/27/2025, 06/03/2025, 06/10/2025
5/27, 6/3, 6/10/25

Title Order No. 15953390 Trustee Sale
No.: 87958 Loan No.: C2021769 APN :
5543-020-021 NOTICE OF TRUSTEE'S
SALE YOU ARE IN DEFAULT UNDER A
DEED OF TRUST DATED 9/21/2023 .
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. On 6/17/2025 at
10:30 AM, CALIFORNIA TD
SPECIALISTS, AS TRUSTEE as the duly
appointed Trustee under and pursuant to
Deed of Trust Recorded on 9/27/2023 as
Instrument No. 20230651615 in book III,
page IIII of official records in the Office of
the Recorder of Los Angeles County,
California, executed by: ACC 1428
KENMORE AVE LLC, A(N) CALIFORNIA
LIMITED LIABILITY COMPANY, as
Trusstor COREVEST AMERICAN
FINANCE LENDER LLC, A DELAWARE
LIMITED LIABILITY COMPANY, 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 located at 400 Civic Center Plaza, Pomona, CA 91766. NOTICE OF TRUSTEE'S SALE – continued all right title and interest conveyed to and not held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 12 AND THE NORTH 3.33 FEET OF LOT 17 OF LYMAN'S SUBDIVISION OF LOT 61 OF THE LICK TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 1 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 1428 NORTH KENMORE AVENUE LO ANGELES, CA 90027. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,656,592.84 (Estimated). Accrued interest and additional advances, 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/20/2025 CALIFORNIA TD SPECIALISTS, AS

TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA LTD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87958. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87958 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. Disclosure In compliance with CA civil code 2924(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property. Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are

solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being preclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.

5/27, 6/3, 6/10/25

LEGAL NOTICES

PUBLIC NOTICE

Notice to Jamal Mohebi Ravesh regarding the Mina & Jamal Living Trust, dated 06/06/2020: Paragraph 7.c. of the Mina & Jamal Living Trust, dated 06/06/2020 provides as follows: After the disappearance of Jamal Mohebi Ravesh for more than 6 months without leaving any contact information, and if Mina Afshar publishes in an official local newspaper for 4 weeks a notice to inform Jamal Mohebi Ravesh to contact Mina Afshar, if no contact with Mina Afshar is made by Jamal Mohebi Ravesh, then Mina Afshar will be the sole Surviving Trustee for the remaining life of the living trust, with all of the powers granted to the Surviving Trustee pursuant to Paragraphs 6-12 of the Trust. Mina Afshar may be contacted directly, or through her attorney Bennett Rheingold at (310) 508-8376. Contact must be made with Mina Afshar or her attorney no later than seven days after the last date of publication of this notice.

5/6, 5/7, 5/8, 5/9, 5/12, 5/13, 5/14, 5/15, 5/16, 5/19, 5/20, 5/21, 5/22, 5/23, 5/27, 5/28, 5/29, 5/30, 6/2, 6/3, 6/4, 6/5, 6/6, 6/9, 6/10, 6/11, 6/12, 6/13, 6/16, 6/17/25

DC-932173#

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