

(213) 229-5500

FAX (213) 229-5481

ORDINANCE NO. 2025-0019F

An ordinance granting a water pipeline franchise to Llano Del Rio Water Company, a California corporation, for a period of fifteen years, beginning on May 11, 2025, and expiring on May 10, 2040.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**Section 1. Franchise Term; Grant.**

The right, privilege, and franchise is granted to Llano Del Rio Water Company, a California corporation ("Franchisee"), and its successors and assigns, for a period of fifteen (15) years, beginning on May 11, 2025, and expiring on May 10, 2040, to lay, construct, reconstruct, operate, maintain, renew, repair, change the size of, remove, or abandon in place, pipes and pipelines for the collection, transportation, or distribution of water, mud, steam, wastewater, and other liquid substances, excluding any hazardous substances or hazardous waste within the meaning of the "Comprehensive Environmental Response Compensation and Liability Act of 1980" (42 U.S.C. § 9601 et seq.), as may be hereafter amended, and the "Federal Water Pollution Control Act," commonly referred to as the "Clean Water Act" (33 U.S.C. § 1251 et seq.), as may be hereafter amended, together with all manholes, valves, cathodic protection systems, appurtenances, and connections necessary or appropriate for the operation of said pipes or pipelines, including poles, conduits, wires, cables, including adjunct communications lines, and other appurtenances and equipment for telegraph or telephone lines, or any combination thereof, necessary or appropriate solely for Franchisee's operations in, on, along, upon, under, or across any and all highways, as defined in Los Angeles County Code ("County Code") Section 16.36.080 ("County Highway"), now or hereafter dedicated to public use within the franchise area of the unincorporated territory of the County of Los Angeles ("County"), State of California, as depicted on the maps attached hereto as Exhibits "A" through "D" and made a part hereof.

**Section 2. Consideration; Payment of Fees.**

During such time as Franchisee's operations and rates for transportation are subject to the provisions of section 6231 of the California Public Utilities Code, the consideration shall be calculated pursuant to said section or other maximum amount permitted by law.

A. Granting Fee. As consideration for the franchise granted, transferred, extended, or otherwise amended, Franchisee shall pay to the County a fee of ten thousand dollars (\$10,000) within thirty (30) days after the adoption of this ordinance.

B. Annual Franchise Fee. As additional consideration for the franchise granted or extended, Franchisee shall pay annually in arrears, on or before April 15 following the end of each calendar year ("Fee Payment Date"), for each year during the life of the franchise, to the County, in lawful money of the United States, a franchise fee computed annually ("Annual Franchise Fee"), as set forth below:

Two percent (2%) of the gross annual receipts of Franchisee arising from the use, operation, or possession of the franchise; provided, however, that such payment shall in no event be less than one percent (1%) of the gross annual receipts of Franchisee derived from the sale within the franchise area of the commodity or service for which the franchise is awarded. Such percentage shall be paid annually during the life of the franchise, including the year of granting of the franchise. In the event this amount is increased by federal or State law or the County is empowered to increase the rate, the County reserves the right to increase the rate to the maximum amount permitted by federal, State, or local law.

C. In addition to the foregoing Annual Franchise Fee, Franchisee shall also pay to:

- County Department of Public Works ("Public Works"), on or before the Fee Payment Date, for each year of the life during the franchise, an initial construction charge calculated at a rate of one hundred dollars (\$100) per mile or fraction thereof for all new main lines laid during the preceding calendar year; and
- County Auditor-Controller ("Auditor-Controller"), on or before the Fee Payment Date, for each year during the life of the franchise, an Annual Franchise Fee, described in subsection 2.B., above, for the preceding calendar year.
- County any application fees, administrative fees, processing fees, late charges, accrued interest, and penalties required in connection with this franchise, all of which may be charged at the then-current applicable rates.

**Section 3. Reports.**

Franchisee shall during the life of the franchise:

A. File with the Auditor-Controller, within sixty (60) days after the expiration of the calendar year, or fractional calendar year, following the date of the granting of the franchise and within sixty (60) days after the expiration of each calendar year thereafter, two copies of a report verified under oath by a duly authorized representative of Franchisee showing the total gross receipts of Franchisee for the immediately preceding franchise payment period, received or accrued in connection with the furnishing of the commodity or service arising from the use or operation of the franchise, together with such data as is necessary in the opinion of the Auditor-Controller to calculate or verify the calculation of the annual payment required by subsection 2.B., above (or the pro rata amount thereof for the first period if the first period is less than one year).

B. Show in the report prepared pursuant to subsection 3.A., above, any change in franchise footage since the end of the most recent Franchise Report Period, segregating such footage as to new main lines laid; old main lines removed; old main lines abandoned in place, including the internal diameter of such main lines laid, removed, or abandoned in place; the footage of new conduits laid for wires, cables, telegraph lines or telephone lines, old conduits removed, old conduits abandoned in place; the diameter of such conduits laid, removed, or abandoned in place; and the footage and internal diameter of main lines and conduits in territories annexed or incorporated since the last day of the most recent Franchise Report Period.

C. File with Public Works, on or before each Fee Payment Date, a report showing the permit number of each permit obtained for the installation of new main lines and conduits during the most recently completed Franchise Report Period, together with the length and size of such main lines and conduits.

**Section 4. Late Payments.**

A. In the event Franchisee fails to make full payment of any of the payments provided for herein on or before the dates they are due, Franchisee shall pay a late charge of ten percent (10%) of the amount due, said ten percent (10%) being due on the sixty-first (61st) day after the original due date.

B. In the event full payment of any rate, payment, or fee, including the ten percent (10%) late charge, is not received within ninety (90) days after the original due date, an assessment of interest shall accrue on the unpaid balance at ten percent (10%) per month, beginning on the ninety-first (91st) day after the original due date until full payment is received. Should the franchise payment not be provided to the County, County reserves the right to terminate the franchise. Upon termination of the franchise, operation of the facilities covered by the franchise will no longer be authorized, and Franchisee will be liable for costs associated with such termination, including, but not limited to, the costs of abandonment and/or removal of Franchisee's facilities. This term shall survive the termination or expiration of this franchise.

**Section 5. Indemnification, Insurance, and Bonding.**

Franchisee shall meet the following indemnification, insurance, and bonding requirements:

A. Franchisee shall indemnify, defend, and hold harmless the County and its special districts, elected and appointed officers, employees, and agents ("County's Agents") from and against any and all expenses, costs, fees, damages, claims, liabilities, and lawsuits of any nature, including, without limitation, those involving, relating to, or asserting bodily injury, personal injury, death, property damage, encroachment or encumbrance upon property rights or interests, infringement of property rights or interests, loss of property value, defense costs, attorneys' fees, and workers' compensation benefits (collectively "Claims"), that relate to or arise from: (1) County's grant and/or extension of the franchise; (2) Franchisee's use or exercise of the franchise and/or the operations or services provided by Franchisee, its employees, agents, servants, receivers, contractors, subcontractors, successors, or assignees ("Franchisee's Agents") in connection with the franchise; and/or (3) any acts or omissions of Franchisee, Franchisee's Agents, or any person in connection with

activities or work conducted or performed pursuant to the franchise and/or arising out of such activities or work. In furtherance of, and in no way limiting the foregoing, Franchisee shall indemnify, defend, and hold harmless the County and the County's Agents from and against any and all Claims that relate to, arise from, or involve pollution, contamination, degradation, and/or environmental compliance, relating to, arising from, or involving the franchise, or Franchisee's use or exercise thereof, including, but not limited to, any Claims arising from or relating to any threatened, actual, or alleged discharge, dispersal, release, or escape of any substance, including, but not limited to, any pollutant or contaminant of any kind, into or upon any person, thing, or place, including the land, soil, atmosphere, man-made structure, and/or any above or below ground watercourse or body of water.

B. Public Works shall be immediately notified by Franchisee of any discharge, dispersal, release, or escape of any water, steam, wastewater, mud, or other substances from Franchisee's pipelines or appurtenances within the franchise area. All actions to investigate, remove, or remediate any substance reasonably demonstrated to be discharged, dispersed, released, or escaped from Franchisee's pipelines or appurtenances, and actions to repair or restore Franchisee's pipelines and appurtenances, shall be the sole responsibility of Franchisee and shall be conducted by Franchisee or Franchisee's Agents, in conformance with any and all laws, ordinances, rules, regulations, requirements, and orders whatsoever, present or future, of the federal, State, County, or other applicable local government at Franchisee's sole cost and expense, and shall be immediately undertaken by Franchisee or Franchisee's Agents. If Franchisee fails to take any action required pursuant to this Section, the County may, but shall not be obligated to, take all actions it deems appropriate at Franchisee's sole expense. Upon written demand by the County, Franchisee shall reimburse the County for all County expenses reasonably incurred in connection with the County's actions, including, but not limited to, all direct and indirect costs relating to investigation, remediation, and removal.

C. Without limiting Franchisee's indemnification of the County or the County's Agents, Franchisee shall provide and maintain at its own expense, during the term of this franchise, the following programs of insurance. Such programs and evidence of insurance are required to be satisfactory to the County, and shall be primary to, and not contributing with, any other insurance or self-insurance programs maintained by the County.

- Certificate(s) or other evidence of coverage satisfactory to the County shall be delivered to Public Works on or before the operative date of this franchise ordinance, and on or before the expiration date of each term of insurance. Such certificates or other evidence of coverage shall:
  - Specifically identify this franchise ordinance;
  - Clearly evidence all insurance required in this franchise ordinance;
  - Contain the express condition that the County is to be given written notice by registered mail at least thirty (30) days in advance of any modification, non-renewal, cancellation, or termination of any program of liability insurance, and at least thirty (30) days in advance of any modification, non-renewal, cancellation, or termination of any program of Workers' Compensation or other insurance required by subsection 5.C.;
  - Include a copy of the additional insured endorsement to the commercial general liability policy, adding the County and County's Agents as additional insureds for all activities arising from or related to this franchise; and
  - Show Franchisee's insurance as primary to the County's insurance and self-insurance programs. This may be evidenced by adding a statement to the additional insured endorsement required in subsection 5.C.1.d. above, stating: "It is further agreed that the insurance afforded by this policy is primary to any insurance or self-insurance programs maintained by the additional insureds, and the additional insureds' insurance and self-insurance programs are excess and non-contributing to Named Insureds' insurance."
- The County reserves the right to require within thirty (30) days copies of Franchisee's insurance policies at the County's request.
- Insurance is to be provided by an insurance company with an A. M. Best rating of not less than A:VII, unless otherwise approved by Public Works in writing.
- Franchisee shall release the County and the County's Agents and waive its rights of recovery against them under the insurance policies specified in this franchise unless injury, death, loss, damage, or destruction is caused by either wilful misconduct or sole negligence of the County.
- Such insurance shall be endorsed naming the County and the County's Agents as additional insureds, and shall include, but not be limited to:
  - Commercial General Liability insurance written on a commercial general liability form (ISO policy form CG 00 01, or its equivalent, unless otherwise approved by Public Works in writing), with a combined single limit of not less than five million dollars (\$5,000,000) per occurrence.
    - If written on a claims-made form, such insurance shall be endorsed to provide an extended reporting period of not less than two (2) years following expiration, termination, suspension, or cancellation of this franchise.
  - Comprehensive Auto Liability insurance (written on ISO policy form CA 00 01, or its equivalent, unless otherwise approved by Public Works in writing), endorsed for all owned, non-owned, and hired vehicles with a limit of not less than one million dollars (\$1,000,000) per occurrence.
  - Professional Liability/Errors and Omissions Insurance covering Franchisee's liability arising from or related to this franchise, with limits of not less than \$3 million per claim and \$5 million aggregate. Further, Franchisee understands and agrees it shall maintain such coverage for a period of not less than three (3) years following the expiration, termination, suspension, or cancellation of this franchise.
- A program of Workers' Compensation insurance in an amount and form to meet all applicable requirements of the California Labor Code and the "Longshore and Harbor Workers' Compensation Act," (33 U.S.C. § 901 et seq.), as may be hereafter amended, including Employer's Liability with not less than a one million dollar (\$1,000,000) limit, covering all persons providing services on behalf of Franchisee and all persons Franchisee is legally required to cover.
- Franchisee shall furnish Public Works, within thirty (30) days of the operative date of this ordinance, and within thirty (30) days of the expiration date of each term of insurance, either certified copies of each of the policies required by subsection 5.C. or a certificate of insurance for each of said policies, executed by Franchisee's insurance agent, or by the company issuing the policy, certifying that the policy is in force.
- Within thirty (30) days following the operative date of this ordinance, Franchisee shall provide to Public Works a faithful performance bond in the sum of not less than fifty thousand dollars (\$50,000), payable to the County of Los Angeles and executed by a corporate surety acceptable to the County and licensed to transact business as a surety in the State of California. Such bond shall be conditioned upon the faithful performance by Franchisee of the terms and conditions of this franchise and shall provide that, in the case of a breach of any condition of this franchise, the whole amount of the penal sum of fifty thousand dollars (\$50,000), or any portion thereof, shall be immediately payable to the County by the principal and surety(ies) of the bond.
  - Throughout the term of this franchise, Franchisee shall maintain the faithful performance bond in the amount specified herein. Within ten (10) business days after receipt of notice from the County that any amount has been withdrawn from the bond as provided in subsection 5.E., Franchisee shall immediately restore the bond to the full amount specified herein.
  - Franchisee shall maintain or cause to be maintained the faithful performance bond for one year following the County's approval of any sale, transfer, assignment, or other change of ownership of the franchise, or following the expiration or termination of this franchise. Public Works, in its sole discretion, may release said bond prior to the end of the one-year period upon satisfaction by Franchisee of all its obligations under the franchise.
  - At its sole option, the County may accept Certificates of Deposit, Cash Deposits, irrevocable letters of credit, or U.S. Government Securities in lieu of, or

in addition to, commercial bonds to meet the above bonding requirements. Such alternative instruments shall be made payable to the County and shall be deposited with the Auditor-Controller and/or the County Treasurer and Tax Collector, as applicable.

F. The types and amounts of said insurance coverage and bonding shall be subject to review and reasonable adjustment by the County, in its sole discretion, at any time during the term of the franchise. In the event of such adjustment, Franchisee agrees to obtain said adjusted insurance coverage and bonding, in type(s) and amount(s) determined by the County, within thirty (30) days after written notice from the County.

G. Failure on the part of Franchisee to procure or maintain the required insurance and bonding, or to provide evidence of current insurance and bonding, shall constitute a material breach of the terms of this franchise upon which the County may immediately terminate or suspend this franchise.

H. It is the obligation of Franchisee to provide evidence of current insurance policies and bonding. Any franchise operations shall not commence until Franchisee has complied with the provisions of this Section 5, and any operations shall be suspended during any period that Franchisee fails to obtain or maintain the insurance and bonding required hereunder.

**Section 6. Transfers and Assignments.**

A. Franchisee shall not sell, transfer, exchange, assign, lease, or divest itself of the franchise or any part thereof (each of which is hereinafter referred to as an "Assignment"), to any other person or entity ("Transferee"), except as provided in this Section and after payment of a transfer fee as detailed in subsection 6.G., below.

B. Franchisee shall inform Public Works of any pending Assignment, except as excluded in subsection 6.E., below, and shall provide all documents requested by the County, as set forth in subsection 6.F., below. Consent to any such Assignment shall only be refused if the County finds that Franchisee is not in compliance with the terms and conditions of the franchise and/or that the proposed Transferee, as applicable, is lacking in sufficient experience and/or financial ability to meet the franchise obligations. Consent shall be conditioned upon the terms and conditions set forth in the Assignment documents, which shall be delivered to Public Works, the assumption by the proposed Transferee, as applicable, of all Franchisee's covenants and obligations under the franchise, and all information provided to the County being true and correct as of completion of the Assignment. Upon receipt of such consent from the County, Franchisee may proceed to consummate the Assignment.

C. Franchisee shall file with Public Works, within thirty (30) days after the effective date of any Assignment, a certified copy of the duly executed instrument(s) that officially evidence(s) such Assignment. If any such duly executed instrument(s) is not filed with Public Works within thirty (30) days after the effective date of such proposed Assignment, or if any condition to consent by the County has not been met, then the County may determine, and then notify Franchisee and the proposed Transferee, that the Assignment has no force or effect and/or that the franchise is forfeited.

D. As a condition to granting consent to such Assignment, the County may impose such additional terms and conditions upon Franchisee and/or the proposed Transferee as the Board deems to be in the public interest. Nothing contained herein shall be construed to grant Franchisee the right to complete an Assignment except in the manner aforesaid, whether by operation of law, by voluntary act of Franchisee, or otherwise.

E. Notwithstanding the foregoing, shareholders, partners, and/or any other person or entity owning an interest in Franchisee may transfer, sell, exchange, assign, or divest themselves of any interest they may have therein without the consent of the County so long as such sale, transfer, exchange, Assignment, divestment, or other change, including a merger, does not result in giving majority control of Franchisee to any person or persons, corporation, partnership, or legal entity other than the person or entity with the controlling interest in Franchisee on the operative date of the franchise or the effective date of the last approved Assignment. Otherwise, consent thereof shall be required as otherwise provided in this Section 6.

F. Except for any Assignments made pursuant to subsection 6.E., above, upon notice by Franchisee of any proposed Assignment, the proposed Transferee shall submit an application to Public Works, which shall contain, at a minimum:

- Identification of the proposed Transferee that indicates the corporate or business entity organization, including the submission of copies of the corporate or business formation papers (e.g., articles of incorporation and by-laws, limited partnership agreements, and/or operating agreements), and the names and addresses of any parent or subsidiary of the proposed Transferee, or any other business entity owning or controlling the proposed Transferee in part or in whole.
- A current financial statement, which has been audited by a certified public accountant, demonstrating conclusively to the satisfaction of the County that the proposed Transferee has all the financial resources necessary to carry out all of the terms and conditions of the franchise. The financial statement shall include a balance sheet, a profit and loss statement for at least the three (3) most recent years, and a statement of changes in financial position; however, if the proposed Transferee has been in existence for less than three (3) years, then for such period of existence.
- A copy of the proposed agreement of sale, letter of understanding, or other documentation, which details the proposed Assignment ("Assignment Documents").
- Other information that may be required by the County to assess the capability of the proposed Transferee to operate and maintain the franchise.

G. A transfer fee of ten thousand dollars (\$10,000) shall be submitted with Franchisee's request for the County's consent to any Assignment. If the County's actual costs to process the proposed Assignment application, including any consultant fees incurred by the County to assist in evaluating the application, exceed the transfer fee amount of ten thousand dollars (\$10,000), Franchisee and the proposed Transferee, or either, shall pay any additional costs incurred by the County in processing the Assignment application. Such additional costs shall be paid by Franchisee and the proposed Transferee, or either, prior to final consideration of the request for Assignment by Public Works or the Board, as applicable.

**Section 7. Removal or Abandonment of Facilities.**

A. At the time of expiration, revocation, or termination of this franchise or of the permanent discontinuance of the use of Franchisee's pipes and appurtenances, Franchisee shall, within sixty (60) days thereafter, make a written application to Public Works for permission to engage in one of the following in accordance with applicable federal, State, and local laws and regulations: (1) abandon all, or a portion, of such pipes and appurtenances in place; or (2) remove all, or a portion, of such pipes and appurtenances. Such application will describe the pipes and appurtenances desired to be abandoned by reference to the map or maps attached to this franchise and will describe with reasonable accuracy the relative physical condition and location of the pipes and appurtenances. Upon receipt of written application, Public Works will determine within ninety (90) days whether any abandonment or removal that is proposed may be effected without detriment to the public interest, or under what conditions the proposed abandonment or removal may be safely effected, and will promptly notify Franchisee of any such requirements. If, for any reason, Franchisee suspends operations of any of the pipes and appurtenances contained in this franchise for a period more than ninety (90) days, Franchisee will notify Public Works. During this period of suspended operations, Franchisee will maintain said pipes and appurtenances in accordance with all applicable federal, State, and local laws.

B. If any pipes and appurtenances to be abandoned in place subject to prescribed conditions are not abandoned in accordance with all such conditions, then Public Works may impose additional requirements at its sole discretion, including, but not limited to, requiring that Franchisee remove all such pipes and appurtenances in accordance with applicable requirements. In the event Franchisee fails to remove any pipes and appurtenances that it is obligated to remove in accordance with applicable requirements within such reasonable time as may be prescribed by Public Works, then the County may remove such pipes and appurtenances at Franchisee's expense, and Franchisee will pay to the County within 60 days after delivery of an itemized bill the cost of removal including, but not limited to, reasonable overhead expenses in the sum no greater than an additional thirty percent (30%) of the actual cost of such work.

C. Abandoned pipes and appurtenances on County highways remain the



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property of Franchisee. Should the abandoned pipes or appurtenances interfere with other uses in the right-of-way, including future utilities or underground facilities, said pipes and appurtenances shall be removed by Franchisee, as necessary, at Franchisee's sole cost and expense. Alternatively, the County may remove or cause to be removed said pipes and appurtenances at Franchisee's sole cost and expense. For the purposes of the payment of fees provisions in Section 2 of this franchise, such facilities shall continue to be included in the calculation of fees until inspection reports prepared by Public Works indicate the work of removal or abandonment has been completed to the County's satisfaction.

D. This Section 7 will survive the termination or expiration of this franchise.

**Section 8. Relocation of Pipelines.**  
In the event the County provides Franchisee notice to relocate its pipelines, facilities, and appurtenances, should Franchisee, after receipt of any such notice, neglect or fail to relocate its pipelines, facilities, and appurtenances in a timely manner and in accordance with applicable federal, State, and local laws and regulations, Franchisee shall be solely responsible for, and shall reimburse the County for any and all costs or expenses incurred by the County due to, or resulting from, such neglect or failure with respect to relocation of the same. Such costs and expenses shall include, but not be limited to, those due to, or resulting from, the County relocating, or causing to be relocated, Franchisee's pipelines, facilities, and appurtenances.

**Section 9. Compliance with All Applicable Law.**  
Franchisee acknowledges that it must comply with all applicable federal, State, and local laws and regulations, including the County Code, as may be hereafter amended, to the extent Franchisee continues to conduct activities within the County's right-of-way, and/or Franchisee's facilities continue to occupy the County's right-of-way, following the termination, cancellation, suspension, or expiration of this franchise.

**Section 10. County Addresses.**  
All fee payments and reports required hereunder, except those expressly directed to be sent to Public Works, shall be sent to the County and addressed as follows:

Franchise/Concessions Section  
County of Los Angeles  
Office of the Auditor-Controller  
Administrative Services, Room 515  
500 West Temple Street  
Los Angeles, California 90012-2713

Applications, reports, notices, and other documents and information referenced in this franchise shall be sent to the County, at the same address referenced above, with a copy to:

Los Angeles County Public Works  
Attn: Survey/Mapping & Property Management Division  
900 South Fremont Avenue  
Alhambra, California 91803

Any notice, request, instruction, or other document to be given to Franchisee shall be addressed as follows:  
Mr. John Blalock  
Llano Del Rio Water Company  
32810 165th Street East, Llano, California 93544

**Section 11. Franchise Ordinance Operative Date.**  
The operative date of this franchise ordinance shall be May 11, 2025.

**Section 12. Termination.**  
If Franchisee fails to comply with any of the requirements of the franchise, the County may, in its sole discretion, terminate the franchise and/or seek any and all available remedies at law or in equity.  
[LANODELRIOWATFRANGCCC]

EXHIBIT A

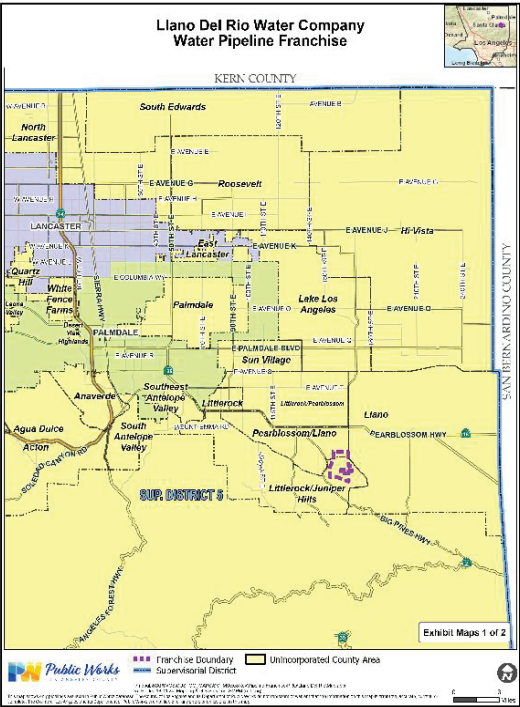


EXHIBIT B

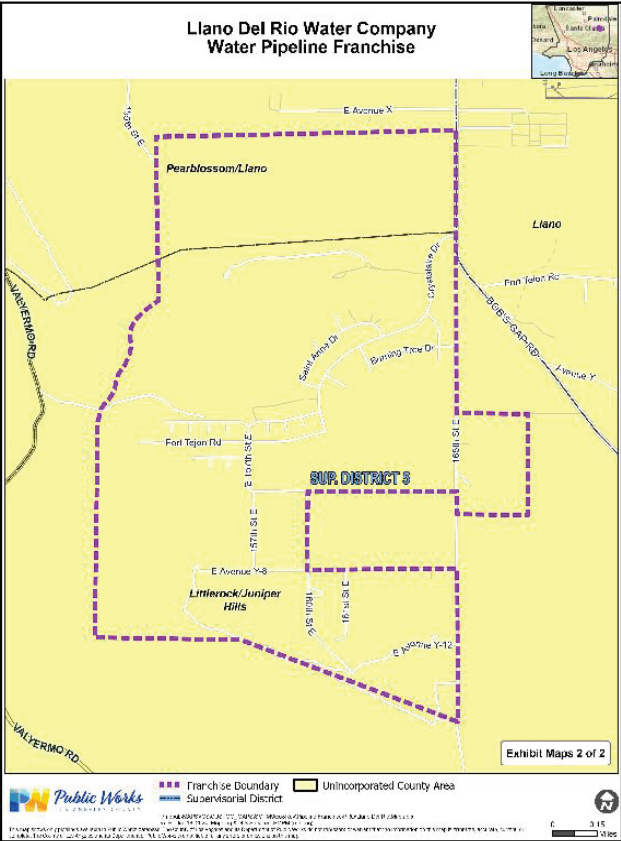


EXHIBIT C

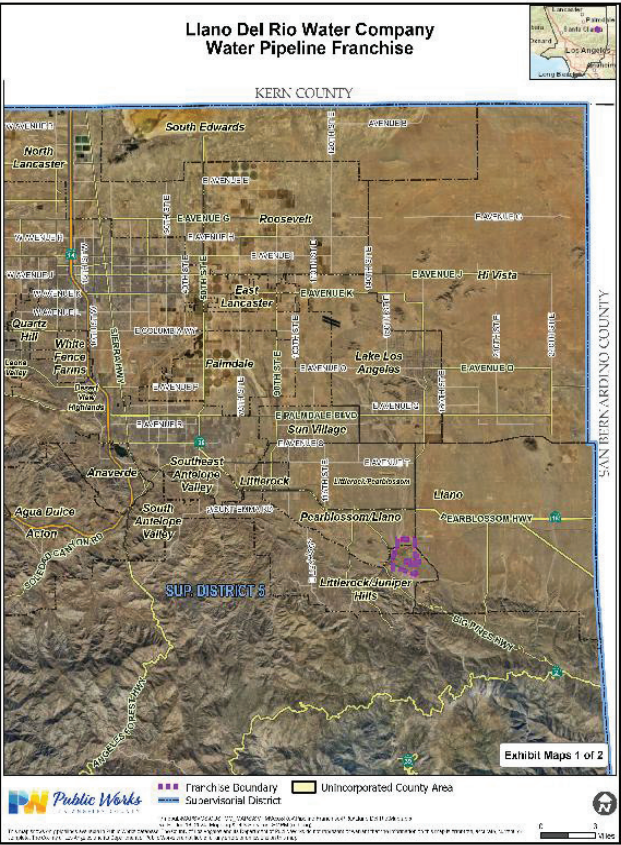
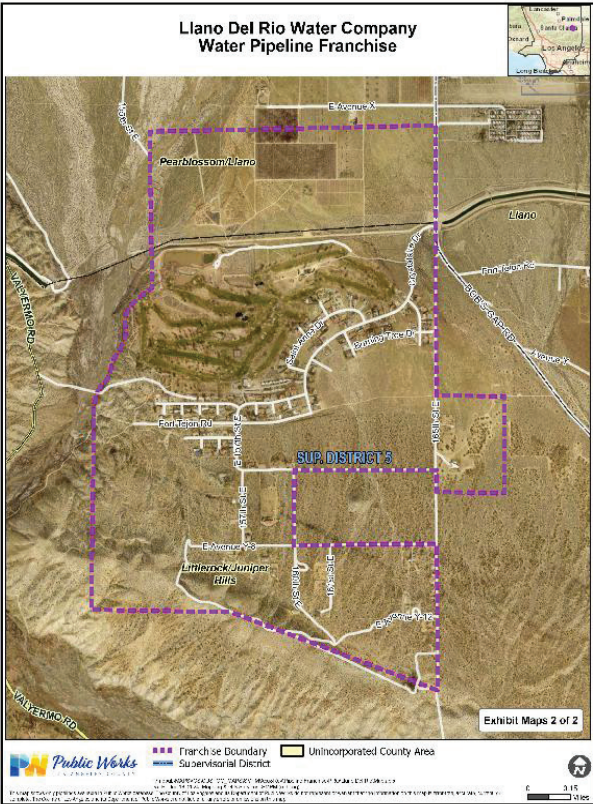


EXHIBIT D



**SECTION 13.** This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Chair

ATTEST:

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles

I hereby certify that at its meeting of May 27, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

Ayes		Noes	
Supervisors	Hilda L. Solis	Supervisors	None
	Holly J. Mitchell		
	Lindsey P. Horvath		
	Janice Hahn		
	Kathryn Barger		

Effective Date: June 26, 2025

Operative Date: May 11, 2025

Edward Yen  
Executive Officer -  
Clerk of the Board of Supervisors  
County of Los Angeles



APPROVED AS TO FORM:  
DAWYN R. HARRISON  
County Counsel

By Nicole Davis Tinkham  
Chief Deputy County Counsel

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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. 71286-KH  
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:  
El Paissa Mexican Grill Inc., 4088 Broadway, Los Angeles, CA 90037  
The Business is known as: El Paissa Mexican Grill  
The names and addresses of the Buyer/Transferee are:  
Dolman Osman, LLC, 4512 S. Arlington Ave., Los Angeles, CA 90043  
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 location and general description of all assets normally found and used in the operation of within named Business, including but not limited to goodwill, tradename, inventory of stock in trade, accounts, contract rights, leases, leasehold improvement, furniture, fixtures and equipment.  
Located at: 4088 Broadway, Los Angeles, CA 90037  
The kind of license to be transferred is: On-Sale Beer and Wine - Eating Place License No. 41-511575 now issued for the premises located at: 4088 Broadway, Los Angeles, CA 90037  
The anticipated date of the sale/transfer is June 27, 2025 or upon transfer and issuance of Buyer's permanent license by the State of California Dept. of Alcoholic Beverage Control at the office of Inland Empire Escrow, Inc., 12794 Central Avenue China, CA 91710.  
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory \$5,000.00, is the sum of \$200,000.00, which consists of the following:  
Cash prior to closing in the amount of \$200,000.00  
The purchase price of said assets shall be the sum of \$200,000.00  
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: November 6, 2024  
Sellers:  
El Paissa Mexican Grill Inc.  
By: Julio Rodriguez Munoz, Chief Executive Officer  
Buyers:  
Dolman Osman, LLC.  
By: Carlos Agulla, Member  
By: Osman Morales, Member  
6/11/25

DC-3936177#

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

(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)  
Escrow No. 25-39260-JP  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: GINDACO USA, INC., 2129 SAWTELLE BLVD., LOS ANGELES, CA 90025  
Doing Business as: GINDACO  
All other business names(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years, as stated by the Seller(s)/Licensee(s) is/are: NONE  
The name(s) and address of the Buyer(s)/Applicant(s) is/are: EAT&MS USA INC., 3510 TORRANCE BLVD #103, TORRANCE, CA 90503  
The assets being sold are generally described as: FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE and is/are located at: 2129 SAWTELLE BLVD., LOS ANGELES, CA 90025  
The type of license(s) and license no(s) to be transferred is/are: 41-657732, ON-SALE BEER AND WINE-EATING PLACE. And are now issued for the premises located at: SAME  
The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale/transfer is JULY 7, 2025  
The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$380,000.00, including inventory

estimated at \$0.00 which consists of the following: DESCRIPTION/AMOUNT CASH \$380,000.00; ALLOCATION-SUB TOTAL \$380,000.00.  
It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for 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: 5/21/25  
GINDACO USA, INC., SELLER(S)/LICENSEE(S)  
EAT&MS USA INC., BUYER(S)/APPLICANT(S)  
ORD-3833747 DAILY COMMERCE  
6/11/25

DC-3936137#

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

(U.C.C. 6101 et seq. and B & P 24073 and 24074 et seq.)  
Escrow No. 70266-EK  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller/Licensee are: KPATH PROPERTIES, INC., A CALIFORNIA CORPORATION, 619 S ATLANTIC BLVD, LOS ANGELES, CA 90022  
The business is known as: LITTLE FARMERS MARKET  
The names, and addresses of the Buyer/Transferee are: HPS RETAIL INC, A CALIFORNIA CORPORATION, 5720 VOLANDA AVE, #2, TARZANA, CA 91356  
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within the 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, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE and are located at: 619 S ATLANTIC BLVD, LOS ANGELES, CA 90022  
The kind of license to be transferred is: OFF-SALE BEER AND WINE 20-558413, now issued for the premises located at: 619 S ATLANTIC BLVD, LOS ANGELES, CA 90022  
The anticipated date of the sale/transfer is JULY 7, 2025 at the office of: UNITED ESCROW CO., 3440 WILSHIRE BLVD #600, 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 \$850,000.00, which consists of the following: DESCRIPTION, AMOUNT: CHECKS \$25,500.00; DEMAND NOTE \$845,200.00  
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 and 24074 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 19, 2025  
KPATH PROPERTIES, INC., A CALIFORNIA CORPORATION, Seller/Licensee  
HPS RETAIL INC, A CALIFORNIA CORPORATION, Buyer/Transferee  
ORD-3833476 DAILY COMMERCE  
6/11/25

DC-3936133#

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. 205810-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:  
Daeyoo#Eat Together, Inc., 3498 West 8th Street, Los Angeles, CA 90005  
The location in California of the chief executive office of the Seller is: SAME  
The business is known as: Haemaru  
The names and addresses of the Buyer/Transferee are:  
Blessed Table Inc., 3498 West 8th Street, Los Angeles, CA 90005  
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 & Equipment, Goodwill, Leasehold Interest, ABC License, and/all licenses, inventory, etc. and are located at: 3498 West 8th Street, Los Angeles, CA 90005.  
The kind of license to be transferred is: License No.: 41-638808, License Type: ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 3498 West 8th Street, Los Angeles, CA 90005.  
The anticipated date of the sale/transfer is 06/27/25 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 \$650,000.00, which consists of the following:  
Description Amount  
Check \$350,000.00  
New Loan \$300,000.00  
Total \$650,000.00  
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 13, 2025  
Daeyoo#Eat Together, Inc., a California Corporation  
By: Si/Kyeong Won Hwang  
C.E.O./Secretary C.F.O.  
Blessed Table Inc., a California Corporation  
By: Si/ Bok Young Kim, C.E.O./C.F.O./Secretary  
6/11/25

DC-3935253#

CITY OF LOS ANGELES

CITY OF LOS ANGELES  
NOTICE OF PUBLIC HEARING  
(Revised from May 27, 2025 Committee Meeting Cancellation)  
The Trade, Travel and Tourism Committee of the Los Angeles City Council will hold a public hearing on Tuesday, June 24, 2025, at 2:00 p.m., or soon thereafter, in Room 401, City Hall, 200 North Spring Street, Los Angeles, California 90012 to consider the following:  
1. Board of Harbor Commissioners report and draft ordinance relative to Port of Los Angeles (POLA) Resolution No. 25-10492 and proposed Permanent Order No. 25-7389 amending Tariff No. 4, to establish Section 25 – "Emissions Control Strategy Charges", Item Nos 2500 "Definitions" and 2505 "Emissions Control Strategy Charges" Approval of the Permanent Order will authorize the Harbor Department to recover costs for Harbor Department contracted CARB Approved Emissions Control Strategy (CAECS) services utilized by vessel operators or their designated agents. In addition to recovering costs for the CAECS services, the Harbor Department will include a \$1,800 per-call service charge reflecting the estimated reasonable costs of administering the contracted CAECS services. Effective January 1, 2026, and annually thereafter, the service charge will be adjusted as of January 1 automatically without further notice to reflect the percentage increase of the greater of: (a) two percent (2%), or (b) the percentage increase, if any, in the West Region Consumer Price Index, all Urban Consumers as adopted by the California Association of Port Authorities, or successor index selected by Executive Director in their sole reasonable discretion. Services will be provided on an as-needed basis and billed to the vessel operator on a per-call basis.  
2. Administrative and Categorical exemption from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2(f) and Class 1(31) of the City of Los Angeles CEQA Guidelines. The audio for Committee meetings is broadcast live on the internet at https://clerk.lacity.gov/calendar.  
The Trade, Travel and Tourism Committee will take public comment from members of the public in-person only; there will be no public comment by teleconference. Additional information regarding Committee procedures and agendas may be found at the link mentioned above. Materials relating to this item are available on the Office of the City Clerk's Council File Management System found at lacouncilfile.com by entering the Council File number 25-0404. To submit written comments please visit lacouncilcomment.com. Please reference the aforementioned Council file number in all correspondence regarding this matter.  
P E T T Y C S A N T O S  
Interim City Clerk, City of Los Angeles  
6/11, 6/17/25

DC-3936129#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CMCP00108  
Superior Court of California, County of LOS ANGELES

Petition of: Janifer Hardin for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Janifer Hardin filed a petition with this court for a decree changing names as follows:  
Janifer Hardin to Janifer Suber  
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: 08/12/2025, Time: 8:30 AM, Dept.: E, Room: 1004  
The address of the court is 200 W. COMPTON BLVD, COMPTON, CA-90220  
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: 06/03/2025  
Michael B. Wilson  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936485#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25LBCP00231  
Superior Court of California, County of Los Angeles  
Petition of: Heydi Morena Ramon Banos and Jose Mauricio Zaldana for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Heydi Morena Ramon Banos and Jose Mauricio Zaldana filed a petition with this court for a decree changing names as follows:  
Caleb Asael Saldana Ramon to Caleb Asael Zaldana Ramon  
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: 7/16/25, Time: 8:30am, Dept.: 26  
The address of the court is 275 Magnolia Ave 1st Floor, Long Beach, 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: Jun 04, 2025  
Michael P. Vicencia  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936348#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01968  
Superior Court of California, County of Los Angeles  
Petition of: Watane-Tanzaya Finney for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner filed a petition with this court for a decree changing names as follows:  
Watane-Tanzaya Finney to Watani Tanganyika Finney  
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: 08:30am, Dept.: 45, Room: 529  
The address of the court is 111 N. Hill Street, Los Angeles, CA 90012  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)  
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: 05/28/2025  
Hon. Virginia Keeny  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936347#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP01110  
Superior Court of California, County of Los Angeles  
Petition of: Arielle Marie Reyes, by mother, Diana Lissbeth Fuentes Giron for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Arielle Marie Reyes, by mother Diana Lissbeth Fuentes Giron filed a petition with this court for a decree changing names as follows:  
Arielle Marie Reyes to Arielle Marie Fuentes  
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: Jul 21, 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: MAR 26, 2025  
Virginia Keeny  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936344#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25TRCP00288  
Superior Court of California, County of LOS ANGELES  
Petition of: Maria Del Pilar Pina Attkisson for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Maria Del Pilar Pina Attkisson filed a petition with this court for a decree changing names as follows:  
Maria Del Pilar Pina Attkisson to Pilar Attkisson  
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: 07/25/2025, Time: 8:30 AM, Dept.: M, Room: 350  
The address of the court is 825 MAPLE AVE, TORRANCE, CA-90503  
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: 06/02/2025  
Gary Y. Tanaka  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936324#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24SMCV01501  
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MICHAEL BENINCASO, an DOES 1 through 50, inclusive YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): FERRARI FINANCIAR SERVICES, INC.  
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 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 desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 MAIN ST SANTA MONICA, CA 90401  
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): Daniel S. Wittenberg S n e l l & W i l m e r L . L . P . 350 South Grand Avenue, Suite 3100, Los Angeles, CA 90071  
DATE (Fecha): 03/29/2024  
David W. Slayton, Executive Officer/ Clerk of Court, Clerk (Secretario), by A. Ilieva , Deputy (Adjunto) (SEAL)  
NOTICE TO THE PERSON SERVED: You are served as an individual defendant.  
6/11, 6/18, 6/25, 7/2/25

DC-3936279#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25PSCP00281  
Superior Court of California, County of Los Angeles  
Petition of: Ruilin Yan for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Ruilin Yan filed a petition with this court for a decree changing names as follows:  
Ruilin Yan to Laciann Delacroix  
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



(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 07/18/2025, Time: 830AM, Dept.: G, Room: 302  
The address of the court is 400 Civic Center Plaza, Pomona, CA 91766 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Commerce  
Date: 05/20/2025  
Salvatore Sirna  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3936105#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25STCP02026  
Superior Court of California, County of LOS ANGELES  
Petition of: RYAN KEITH ENNIS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner RYAN KEITH ENNIS filed a petition with this court for a decree changing names as follows:  
RYAN KEITH ENNIS to RYAN E DONWEN

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: 11/7/2025, 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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/30/2025  
VIGINIA KEENEY  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935291#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25STCP02041  
Superior Court of California, County of LOS ANGELES  
Petition of: LENA OLIVA LUNA for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner LENA OLIVA LUNA filed a petition with this court for a decree changing names as follows:  
LENA OLIVA LUNA to LENA LUNA LUND  
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: 11/7/2025, 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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 6/2/2025  
VIRGINIA KEENEY  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935291#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CHCP00202  
Superior Court of California, County of LOS ANGELES  
Petition of: EMILIIA STANKOVIC for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner EMILIIA STANKOVIC filed a petition with this court for a decree

DC-3935290#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CHCP00202  
Superior Court of California, County of LOS ANGELES  
Petition of: EMILIIA STANKOVIC for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner EMILIIA STANKOVIC filed a petition with this court for a decree

DC-3935290#

changing names as follows:  
EMILIIA STANKOVIC to EMILY STANKOVICH  
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: 8:30 A.M., Dept.: F47, 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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/29/2025  
MELVIN D. SANDVIG  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935289#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25STCP01704  
Superior Court of California, County of LOS ANGELES  
Petition of: LAURA RUIZ FOR LUCCA RUIZ for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner filed a petition with this court for a decree changing names as follows:  
LUCCA RUIZ to LUCCA VAZQUEZ  
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 17 2025, Time: 8:30AM, Dept.: 45, Room: 529  
The address of the court is 111 N HILL ST LOS ANGELES, CA 90012  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: MAY 08 2025  
VIRGINIA KEENEY  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935276#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25STCP01934  
Superior Court of California, County of Los Angeles  
Petition of: Daniel Kim Park By Youngbae Park and Ji Yun Kim for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Jong Mi Choi filed a petition with this court for a decree changing names as follows:  
Daniel Kim Park to Daniel Jihun Park  
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 31, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
The address of the court is 111 N. Hill Street, Los Angeles, CA 90012  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 6/2/2025  
VIRGINIA KEENEY  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935276#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25STCP01934  
Superior Court of California, County of Los Angeles  
Petition of: Daniel Kim Park By Youngbae Park and Ji Yun Kim for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Jong Mi Choi filed a petition with this court for a decree changing names as follows:  
Daniel Kim Park to Daniel Jihun Park  
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 31, 2025, Time: 8:30AM, Dept.: 45, Room: 529  
The address of the court is 111 N. Hill Street, Los Angeles, CA 90012  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 6/2/2025  
VIRGINIA KEENEY  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3935276#

Date: May 23, 2025  
Virginia Keeny  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3934277#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25PSCP00293  
Superior Court of California, County of Los Angeles  
Petition of: Cynthia Janet Calderon for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Cynthia Janet Calderon filed a petition with this court for a decree changing names as follows:  
Cynthia Janet Calderon to Cinthia Janet Schuessler  
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: 7/25/2025, Time: 9:00am, Dept.: O, Room: 5th Floor  
The address of the court is 400 Civic Center Plaza, Pomona, CA 91766  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Commerce  
Date: 05/28/2025  
Christian R. Gullon  
Judge of the Superior Court  
6/11, 6/18, 6/25, 7/2/25

DC-3934277#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25SMCP00270  
Superior Court of California, County of LOS ANGELES  
Petition of: PAMELA GOLDMAN & YAAKOV GOLDMAN ON BEHALF OF MAXIMILIAN AVERY GOLDMAN, A MINOR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner PAMELA GOLDMAN & YAAKOV GOLDMAN ON BEHALF OF MAXIMILIAN AVERY GOLDMAN, A MINOR filed a petition with this court for a decree changing names as follows:  
MAXIMILIAN AVERY GOLDMAN to MAXIMILIAN NOAH GOLDMAN  
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: 7/11/2025, Time: 8:30 A.M., Dept.: K, Room: N/A  
The address of the court is 1725 MAIN STREET, SANTA MONICA, CA 90401  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/20/2025  
LAWRENCE CHO  
Judge of the Superior Court  
6/4, 6/11, 6/18, 6/25/25

DC-3934267#

SUMMONS  
(CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25STCV00508

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Adriana Maria Velasquez Avila  
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Robin Choi, Hyenze Shm, and Irene Shone  
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

DC-3932437#

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

**¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.**  
**Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California** ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), **en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.**  
**Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services,** ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), **en el Centro de Ayuda de las Cortes de California,** ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) **o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 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 desechar el caso.**

The name and address of the court is (El nombre y dirección de la corte es): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. 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): Chelsea Monahan, Esq. SBN 320462; SHIN Law Group, APC, 9210 Irvine Center Drive Irvine, CA 92618; (916) 704-9046  
DATE (Fecha): 05/14/2025  
David W. Slayton Clerk (Secretario), by J. Cruz, Deputy (Adjunto) (SEAL)

**NOTICE TO THE PERSON SERVED:** You are served  
STATEMENT OF DAMAGES  
Case Number: 25STCV00508  
To: Adriana Maria Velasquez Avila  
Plaintiff: Robin Choi, Hyenze Shm, and Irene Shone seeks damages in the above-entitled action, as follows:  
G e n e r a l D a m a g e s  
ROBIN CHOI pain, suffering and inconvenience: \$500,000.00; ROBIN CHOI emotional distress: \$500,000.00; HYENZEE SHIM pain, suffering and inconvenience: \$500,000.00; HYENZEE SHIM emotional distress: \$500,000.00; IRENE SHONE pain, suffering and inconvenience: \$500,000.00; IRENE SHONE emotional distress: \$500,000.00  
S p e c i a l D a m a g e s  
ROBIN CHOI medical expenses to date: \$500,000.00; HYENZEE SHIM medical expenses to date: \$500,000.00; IRENE SHONE medical expenses to date: \$500,000.00  
DATE: 5/23/2025  
S/ Chelsea Monahan, Esq. 5/28, 6/4, 6/11, 6/18/25

DC-3931472#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CHCP00153  
Superior Court of California, County of Los Angeles  
Petition of: Nidia Hernandez-Martinez for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Nidia Hernandez-Martinez filed a petition with this court for a decree changing names as follows:  
Nidia Hernandez-Martinez to Nidia Hernandez  
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: 06/20/2025, Time: 8:30AM, Dept.: F51  
The address of the court is 9425 Penfield Avenue, Room 1200, Chatsworth, CA 91311  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Commerce  
Date: Apr 18, 2025  
ANDREW E COOPER  
Judge of the Superior Court  
5/28, 6/4, 6/11, 6/18/25

DC-3931472#

SUMMONS  
(CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25STCV00508

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

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

The name and address of the court is (El nombre y dirección de la corte es): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. 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): Chelsea Monahan, Esq. SBN 320462; SHIN Law Group, APC, 9210 Irvine Center Drive Irvine, CA 92618; (916) 704-9046  
DATE (Fecha): 05/14/2025  
David W. Slayton Clerk (Secretario), by J. Cruz, Deputy (Adjunto) (SEAL)

**NOTICE TO THE PERSON SERVED:** You are served  
STATEMENT OF DAMAGES  
Case Number: 25STCV00508  
To: Adriana Maria Velasquez Avila  
Plaintiff: Robin Choi, Hyenze Shm, and Irene Shone seeks damages in the above-entitled action, as follows:  
G e n e r a l D a m a g e s  
ROBIN CHOI pain, suffering and inconvenience: \$500,000.00; ROBIN CHOI emotional distress: \$500,000.00; HYENZEE SHIM pain, suffering and inconvenience: \$500,000.00; HYENZEE SHIM emotional distress: \$500,000.00; IRENE SHONE pain, suffering and inconvenience: \$500,000.00; IRENE SHONE emotional distress: \$500,000.00  
S p e c i a l D a m a g e s  
ROBIN CHOI medical expenses to date: \$500,000.00; HYENZEE SHIM medical expenses to date: \$500,000.00; IRENE SHONE medical expenses to date: \$500,000.00  
DATE: 5/23/2025  
S/ Chelsea Monahan, Esq. 5/28, 6/4, 6/11, 6/18/25

DC-3931551#

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

The name and address of the court is (El nombre y dirección de la corte es): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. 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): Chelsea Monahan, Esq. SBN 320462; SHIN Law Group, APC, 9210 Irvine Center Drive Irvine, CA 92630; (916) 704-9046  
DATE (Fecha): 05/14/2025  
David W. Slayton Clerk (Secretario), by J. Cruz, Deputy (Adjunto) (SEAL)

**NOTICE TO THE PERSON SERVED:** You are served  
STATEMENT OF DAMAGES  
Case Number: 25STCV00508  
To: Agustín Mercado Gonzalez  
Plaintiff: Robin Choi, Hyenze Shm, and Irene Shone seeks damages in the above-entitled action, as follows:  
G e n e r a l D a m a g e s  
ROBIN CHOI pain, suffering and inconvenience: \$500,000.00; ROBIN CHOI emotional distress: \$500,000.00; HYENZEE SHIM pain, suffering and inconvenience: \$500,000.00; HYENZEE SHIM emotional distress: \$500,000.00; IRENE SHONE pain, suffering and inconvenience: \$500,000.00; IRENE SHONE emotional distress: \$500,000.00  
S p e c i a l D a m a g e s  
ROBIN CHOI medical expenses to date: \$500,000.00; HYENZEE SHIM medical expenses to date: \$500,000.00; IRENE SHONE medical expenses to date: \$500,000.00  
DATE: 5/23/2025  
S/ Chelsea Monahan, Esq. 5/28, 6/4, 6/11, 6/18/25

DC-3931166#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CMCP00100  
Superior Court of California, County of LOS ANGELES  
Petition of: ROBERT ROY WENDT for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner ROBERT ROY WENDT filed a petition with this court for a decree changing names as follows:  
ROBERT ROY WENDT to ROBERT YESHUA AVIEL  
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: 7/29/2025, Time: 8:30 A.M., Dept.: A, Room: 904  
The address of the court is 200 WEST COMPTON BLVD., COMPTON, CA 90220  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/19/2025  
ELIZABETH L. BRADLEY  
Judge of the Superior Court  
5/28, 6/4, 6/11, 6/18/25

DC-3930840#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25PSCP00244  
Superior Court of California, County of LOS ANGELES  
Petition of: FRANKLYN VASQUEZ for Change of Name



(213) 229-5500

TO ALL INTERESTED PERSONS:  
Petitioner FRANKLYN VASQUEZ filed a petition with this court for a decree changing names as follows:  
FRANKLYN VASQUEZ to FRANKIE CISCO VASQUEZ

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: 9:00 A.M., Dept.: O, Room: 5TH FLOOR

The address of the court is 400 CIVIC CENTER PLAZA, POMONA, CA 91766 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/22/2025  
CHRISTIAN R. GULLON  
Judge of the Superior Court  
5/28, 6/4, 6/11, 6/18/25

DC-3930839#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25STCP01102  
Superior Court of California, County of LOS ANGELES  
Petition of: CELESTE R. GARCIA AUGUSTINE A. YBARRA NIEVEL for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner CELESTE R. GARCIA OBO MINOR filed a petition with this court for a decree changing names as follows:  
AUGUSTINE A. YBARRA NIEVES to AUGUSTINE DANIEL YBARRA

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: JUL 21, 2025, Time: 8:30AM, Dept.: 45, Room: 529

The address of the court is LOS ANGELES SUPERIOR COURT  
111 N. HILL STREET, ROOM 102 LOS ANGELES, CA 90012

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: MAR 26, 2025  
VIRGINIA KEENY  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3929578#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25STCP01799  
Superior Court of California, County of LOS ANGELES  
Petition of: JEROME LARRANAGA for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner JEROME LARRANAGA filed a petition with this court for a decree changing names as follows:  
YSIDRO JEROME LARRANAGA to JEROME LARRANAGA

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 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/](http://www.courts.ca.gov/))

[find-my-court.htm](http://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  
VIRGINIA KEENY  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3929539#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25SMCP00262  
Superior Court of California, County of LOS ANGELES  
Petition of: YASHA YOTHI for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner YASHA YOTHI filed a petition with this court for a decree changing names as follows:  
YASHA YOTHI to PHOENIX LIGHT

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: 8:30 A.M., 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: 05/19/2025  
HON. LAWRENCE CHO  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3929328#

**SUMMONS  
(CITACION JUDICIAL)**

CASE NUMBER (*Número del Caso*):  
25STCV00508

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Edgar Mercado  
YOU ARE BEING SUED BY PLAINTIFF (*LO ESTÁ DEMANDANDO EL DEMANDANTE*): Robin Choi, Hyenzee Shim, and Irene Shone

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*  
**Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), *en la biblioteca de leyes de su***

*condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*  
The name and address of the court is (*El nombre y dirección de la corte es*): CENTRAL-STANLEY MOSK COURTHOUSE 111 N. HILL ST. 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*): Chelsea Monahan, Esq. SBN 320462; SHIN LAW GROUP, APC; 9210 Irvine Center Drive, Irvine, CA 92618; 916-704-9046  
DATE (*Fecha*): 5/12/2025  
David W. Slayba Clerk (*Secretario*), by J. Cruz, Deputy (*Adjunto*) (SEAL)

**NOTICE TO THE PERSON SERVED:** You are served  
STATEMENT OF DAMAGES  
Case Number: 25STCV00508  
To: Edgar Mercado  
Plaintiff: Robin Choi, Hyenzee Shim, and Irene Shone seeks damages in the above-entitled action, as follows:  
General Damages  
Robin Choi pain, suffering and inconvenience: \$500,000.00; Robin Choi emotional distress: \$500,000.00; Hyenzee Shim pain, suffering and inconvenience: \$500,000.00; Hyenzee Shim emotional distress: \$500,000.00; Irene Shone pain, suffering and inconvenience: \$500,000.00; Irene Shone emotional distress: \$500,000.00.  
Special Damages  
Robin Choi medical expenses to date: \$500,000.00; Hyenzee Shim medical expenses to date: \$500,000.00; Irene Shone medical expenses to date: \$500,000.00.  
DATE: 5/19/2025  
S/ Chelsea Monahan, Esq.  
5/21, 5/28, 6/4, 6/11/25

DC-3928988#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25VECP00280  
Superior Court of California, County of LOS ANGELES  
Petition of: VICTORIA SHARON BENDER for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner VICTORIA SHARON BENDER filed a petition with this court for a decree changing names as follows:  
VICTORIA SHARON BENDER to VICTORIA SHARON MORGAN

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: 7/14/2025, Time: 8:30 A.M., Dept.: U, Room: 620

The address of the court is 6230 SYLMAR AVENUE, VAN NUYS, CA 91401

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/14/2025  
VALERIE SALKIN  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3928196#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25AVCP00120  
Superior Court of California, County of LOS ANGELES  
Petition of: JOEL ADAM STAUDENMEIR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner JOEL ADAM STAUDENMEIR filed a petition with this court for a decree changing names as follows:  
JOEL ADAM STAUDENMEIR to JO ELIOT DEN

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: 6/25/2025, Time: 8:30 A.M., Dept.: A14, Room: N/A

The address of the court is 42011 4TH STREET WEST, LANCASTER, CA 93534 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/13/2025  
STEPHEN MORGAN  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3928183#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25SMCP00255  
Superior Court of California, County of LOS ANGELES  
Petition of: BEVERLY MONIQUE HAMADA ASKINS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner BEVERLY MONIQUE HAMADA ASKINS filed a petition with this court for a decree changing names as follows:  
BEVERLY MONIQUE HAMADA ASKINS to MONIQUE HAMADAASKINS

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: 8:30 A.M., Dept.: K, Room: N/A

The address of the court is 1725 MAIN STREET, SANTA MONICA, CA 90401 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/14/2025  
LAWRENCE CHO  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3928025#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25TRCP00243  
Superior Court of California, County of LOS ANGELES  
Petition of: CAIDEN RAPHAEL CLEMENTE DEL ROSARIO BY AND THRU A GUARDIAN AD LITEM MARY GRACE CLEMENTE DELA CRUZ for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner CAIDEN RAPHAEL CLEMENTE DEL ROSARIO BY AND THRU A GUARDIAN AD LITEM MARY GRACE CLEMENTE DELA CRUZ filed a petition with this court for a decree changing names as follows:  
CAIDEN RAPHAEL CLEMENTE DEL ROSARIO to CAIDEN RAPHAEL CLEMENTE DELA CRUZ

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: 7/11/2025, Time: 8:30 A.M., Dept.: B, Room: 340

The address of the court is 825 MAPLE AVENUE, TORRANCE, CA 90503 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/12/2025  
PATRICIA A. YOUNG  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3927782#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25CHCP00184  
Superior Court of California, County of LOS ANGELES  
Petition of: KALEY VICTORIA ROSE for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner KALEY VICTORIA ROSE filed a petition with this court for a decree changing names as follows:  
KALEY VICTORIA ROSE to ROSAMUND RINEHART

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: 7/8/2025, Time: 8:30 A.M., Dept.: F47, 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](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 5/13/2025  
MELVIN D. SANDVIG  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3927761#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25NNCP00307  
Superior Court of California, County of LOS ANGELES  
Petition of: YAN WEI & XUANFENG ZHAO ON BEHALF OF CHENYANG ZHAO, A MINOR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner YAN WEI & XUANFENG ZHAO ON BEHALF OF CHENYANG ZHAO, A MINOR filed a petition with this court for a decree changing names as follows:  
CHENYANG ZHAO to CHENXI WEI

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: 7/3/2025, 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](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE  
Date: 4/18/2025  
ROBERTO LONGORIA  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3927760#

**ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME**

Case No. 25PSCP00264  
Superior Court of California, County of LOS ANGELES  
Petition of: MIGUEL HERNADEZ JIMENEZ for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner MIGUEL HERNADEZ JIMENEZ filed a petition with this court for a decree changing names as follows:  
MIGUEL HERNADEZ JIMENEZ to MIKE JIMENEZ

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: 7/11/2025, Time: 8:30 A.M., Dept.: G, Room: 302

The address of the court is 400 CIVIC CENTER PLAZA, POMONA, CA 91766 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAIV COMMERCE  
Date: 5/13/2025  
SALVATORE SIRNA  
Judge of the Superior Court  
5/21, 5/28, 6/4, 6/11/25

DC-3927759#

## FICTITIOUS BUSINESS NAMES

**FICTITIOUS BUSINESS NAME  
STATEMENT**

File No. 2025108185

The following person(s) is (are) doing business as:  
MATHNASIUM OF CALABASAS, 26799 AGOURA RD UNIT C-6, CALABASAS, CA 91302 County of LOS ANGELES  
Articles of Incorporation or Organization Number: AI#N0820250110263

Registered owner(s):  
ELEMENT EDUCATIONAL SERVICES LLC, 636 E JANSS RD, THOUSAND OAKS, CA 91360; State of Incorporation: CA

This business is conducted by a limited liability company  
The registrant(s) started doing business on 05/2025.

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)).

ELEMENT EDUCATIONAL SERVICES LLC  
S/ AMIRAH MEGHANI, MANAGING MEMBER

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).  
6/11, 6/18, 6/25, 7/2/25

DC-3936103#

**STATEMENT OF ABANDONMENT  
OF USE OF FICTITIOUS  
BUSINESS NAME**

File No.2025108141  
Current File No.: 2025022048

Date Filed: 02/03/2025  
**MATHNASIUM OF GRANADA HILLS  
17810 CHATSWORTH ST GRANADA HILLS, CA 91344**

Registered Owner(s):  
ROCKET SCIENCE EDUCATIONAL SERVICES 636 E JANSS RD THOUSAND OAKS, CA 91360  
Business was conducted by: a Corporation

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















(213) 229-5500

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/ PATRICIA L VAGT, 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).  
5/21, 5/28, 6/4, 6/11/25

DC-3929510#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025099030

The following person(s) is (are) doing business as:  
TRASH OUT, 11100 SEPULVEDA BLVD. #8 #2048 MISSION HILLS, Granada Hills, CA 91344 County of LOS ANGELES  
Registered owner(s):  
OSCAR MADRID, 11100 SEPULVEDA BLVD #8 #2048, MISSION HILLS, CA 91344  
This business is conducted by an Individual  
The registrant(s) started doing business on 05/2025.

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/ OSCAR MADRID, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 05/14/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
5/21, 5/28, 6/4, 6/11/25

DC-3929490#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025083860

The following person(s) is (are) doing business as:  
MURIETTA91423, 22647 VENTURA BOULEVARD #347, WOODLAND HILLS, CA 91364 County of LOS ANGELES  
Registered owner(s):  
SCHMEKEL, LLC, 22647 VENTURA BOULEVARD #347, WOODLAND HILLS, CA 91364; State of Incorporation: CA  
This business is conducted by a limited liability company  
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)).  
SCHMEKEL, LLC  
S/ WILLIAM SNYDER, MEMBER  
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).  
5/21, 5/28, 6/4, 6/11/25

DC-3929384#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025101310

The following person(s) is (are) doing business as:  
DNA'S CUTTING, 711 59TH STREET, LOS ANGELES, CA 90001 County of LOS ANGELES  
Registered owner(s):  
PATRICIA GALINDO, 8428 MOUNTAIN VIEW AVE., SOUTH GATE, CA 90280  
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/ PATRICIA GALINDO, Owner  
This statement was filed with the County Clerk of Los Angeles County on 05/16/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
5/21, 5/28, 6/4, 6/11/25

DC-3929317#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025084491

The following person(s) is (are) doing business as:  
1. SIMPLY MARY, 2. SIMPLYMARY, 3805 LUPINE LANE #O, CALABASAS, CA 91302 County of LOS ANGELES  
Registered owner(s):  
2LEL LLC, 3805 LUPINE LANE #O, CALABASAS, CA 91302; 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)).  
2LEL LLC  
S/ SAMANTHA LELCHITSKY, MANAGING MEMBER  
This statement was filed with the County Clerk of Los Angeles County on 04/25/2025.

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).  
5/21, 5/28, 6/4, 6/11/25

DC-3929303#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025108636

The following person(s) is (are) doing business as:  
SPRING OF LIFE HOLISTIC WELLNESS, 24218 HAWTHORNE BLVD SUITE A, TORRANCE, CA 90505 County of LOS ANGELES  
Registered owner(s):  
YING WU, 2216 CATHRYN DR, ROSEMEAD, CA 91770

This business is conducted by an Individual  
The registrant(s) started doing business on 05/2025  
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/ YING WU, Owner  
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).  
6/4, 6/11, 6/18, 6/25/25

DC-3929298#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2025085185

Current File No.: 2025065926

Date Filed: April 2, 2025

ESCOBAR MAINTENANCE, 3732 HOPE ST APT C, HUNTINGTON PARK, CA 90255

Registered Owner(s):  
JOSE LUIS ESCOBAR VENTURA, 3732 HOPE ST APT C, HUNTINGTON PARK, CA 90255  
Business was conducted by: an Individual.

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

This statement was filed with the County Clerk of Los Angeles County on Apr 28 2025.  
5/21, 5/28, 6/4, 6/11/25

DC-3929251#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025069898

The following person(s) is (are) doing business as:  
AGENCY411 REALTY, 18723 VIA PRINCESSA #1121, SANTA CLARITA, CA 91387 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 4750146

Registered owner(s):  
THE AGENCY411 INC, 29411 SHANNON CT, CANYON COUNTRY, CA 91387; State of Incorporation: CA  
This business is conducted by a Corporation  
The registrant(s) started doing business on 03/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
THE AGENCY411 INC  
S/ THERESA DISTOR, PRESIDENT

This statement was filed with the County Clerk of Los Angeles County on 04/07/2025.

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).  
5/21, 5/28, 6/4, 6/11/25

DC-3929107#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025081497

The following person(s) is (are) doing business as:  
THE A LA MODE BISTRO, 17434

BELLFLOWER BLVD SUITE 257, BELLFLOWER, CA 90706 County of LOS ANGELES

Registered owner(s):  
LISA HARRISON DILLIHUNT, 17434 BELLFLOWER BLVD. SUITE 257, BELLFLOWER, CA 90706  
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/ LISA HARRISON DILLIHUNT, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 04/22/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
5/21, 5/28, 6/4, 6/11/25

DC-3929106#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025110616

The following person(s) is (are) doing business as:  
FRESH PAWS MOBILE DOG GROOMING, 4329 LOWELL AVE, LOS ANGELES, CA 90032 County of LOS ANGELES

Registered owner(s):  
NUVIA G IBARRA ESCANDON, 4329 LOWELL AVE, LOS ANGELES, CA 90032  
ALEJANDRO ALBERTO AGUILAR IBARRA, 4329 LOWELL AVE, LOS ANGELES, CA 90032

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/ NUVIA G IBARRA ESCANDON, GENERAL PARTNER

This statement was filed with the County Clerk of Los Angeles County on 05/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
6/4, 6/11, 6/18, 6/25/25

DC-3929007#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025079061

The following person(s) is (are) doing business as:  
FRONTLINE DIGITAL, 8901 S WILTON PLACE, LOS ANGELES, CA 90047 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 3067027

Registered owner(s):  
FRONTLINE ENTERTAINMENT INC., 5042 WILSHIRE BLVD # 574, LOS ANGELES, CA 90036; 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)).

FRONTLINE ENTERTAINMENT INC.  
S/ JASMINE INGRAM THOMPSON, PRESIDENT

This statement was filed with the County Clerk of Los Angeles County on 04/18/2025.

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).  
5/21, 5/28, 6/4, 6/11/25

DC-3928838#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025110243

The following person(s) is (are) doing business as:  
CAKES BY DIANE, 31727 RIDGE ROUTE ROAD #220, CASTAIC, CA 91384 County of LOS ANGELES

Registered owner(s):  
DIANE GREEN, 31727 RIDGE ROUTE ROAD #220, CASTAIC, CA 91384  
This business is conducted by an Individual  
The registrant(s) started doing business on 08/2020.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ DIANE GREEN, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 05/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
6/4, 6/11, 6/18, 6/25/25

DC-3928835#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025110231

The following person(s) is (are) doing business as:  
CODA INDUSTRIES LLC, 5715 MCKINLEY AVE, LOS ANGELES, CA 90011 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 202252813408

Registered owner(s):  
CODA MX LLC, 12775 MILLENNIUM , STE 120, PLAYA VISTA, CA 90094; State of Incorporation: CA

This business is conducted by a limited liability company  
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)).  
CODAMX LLC  
S/ BRAEDEN RICHTER, MANAGING MEMBER

This statement was filed with the County Clerk of Los Angeles County on 05/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
6/4, 6/11, 6/18, 6/25/25

DC-3928825#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025110234

The following person(s) is (are) doing business as:  
AWESOME AUTOMOTIVE, 709 S WASHINGTON AVE, GLENDORA, CA 91740 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 202358213151

Registered owner(s):  
AWE SOME AUTOMOTIVE & E.V. CONVERSIONS LLC, 709 S WASHINGTON AVE, GLENDORA, CA 91740; 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)).  
AWESOME AUTOMOTIVE & E.V. CONVERSIONS LLC  
S/ LORRAINE PEREZ, MANAGING MEMBER

This statement was filed with the County Clerk of Los Angeles County on 05/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
6/4, 6/11, 6/18, 6/25/25

DC-3928824#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025110237

The following person(s) is (are) doing business as:  
BAEKJEONG KOREAN BARBECUE, 18900 GALE AVE STE A, ROWLAND HEIGHTS, CA 91748 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 201424810155

Registered owner(s):  
ROWLAND HEIGHTS BAEKJEONG, LLC, 20410 GRAMERCY PLACE, TORRANCE, CA 90501; State of Incorporation: CA

This business is conducted by a limited liability company  
The registrant(s) started doing business on 12/2015.

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

This statement was filed with the County Clerk of Los Angeles County on 05/30/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
6/4, 6/11, 6/18, 6/25/25

DC-3928823#







FAX (213) 229-5481

NOTICE-In accordance with Subdivision (a) of Section 19720, 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 19720, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 197131 other than a change in the residence or 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















(213) 229-5500

(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). 5/21, 5/28, 6/4, 6/11/25

DC-3910614#

GOVERNMENT

ORDINANCE NO. 2025-0020

An ordinance repealing Ordinance No. 2023-0004, which removed the exemption for the operation of oil and gas wells from Chapter 12.08 – Noise Control, and amended Title 22 – Planning and Zoning of the Los Angeles County Code to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period. The Board of Supervisors of the County of Los Angeles ordains as follows: **SECTION 1.** Ordinance No. 2023-0004, adopted January 24, 2023, which removed the exemption for the operation of oil and gas wells from Chapter 12.08 – Noise Control, and amended Title 22 – Planning and Zoning of the Los Angeles County Code to prohibit new oil wells and production facilities, designate existing oil wells and production facilities as nonconforming due to use, and establish consistent regulations for existing oil wells and production facilities during the amortization period, is hereby repealed. **SECTION 2.** This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles. Kathryn Barger Chair ATTEST: Edward Yen Executive Officer - Clerk of the Board of Supervisors County of Los Angeles I hereby certify that at its meeting of June 3, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit: Ayes Supervisors Hilda L. Solis Holly J. Mitchell Lindsey P. Horvath Janice Hahn Kathryn Barger Noes Supervisors None Effective Date: July 3, 2025 ~~Operative Date:~~ Edward Yen Executive Officer -Clerk of the Board of Supervisors County of Los Angeles APPROVED AS TO FORM: DAWYN R. HARRISON County Counsel By Nicole Davis Tinkham Chief Deputy County Counsel 6/11/25

DC-3936405#

**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. CK97828C  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of Adam Junior Galvan To Elizabeth Villa aka Alvarado Villa aka Elizabeth Villa aka Elizabeth Alvarado aka Elizabeth Villa Alvarado aka Elizabeth Villaa aka Elizabeth Villaaalvarado aka Lisa Ann Villa-Gomez (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 411 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on September 23, 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 3, 2025  
**DAVID SLAYTON, EXECUTIVE OFFICER,**  
Clerk of the Superior Court  
By Amanda Lee, 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  
6/4, 6/11, 6/18, 6/25/25

DC-3933920#

**CITATION (WIC 366.26 HEARING)**  
Court No. 18CCJP06579C  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Vincent Angel Camberos-LaGrassa To Jacob Jauregui (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 413 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on August 14, 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 May 15, 2025  
**DAVID SLAYTON, EXECUTIVE OFFICER,**  
Clerk of the Superior Court  
By Gabriela Peraza Angulo, 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  
5/28, 6/4, 6/11, 6/18/25

DC-3931593#

**CITATION (WIC 366.26 HEARING)**  
Court No. 22CCJP04813A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Natalya Berry Cabrera Bejar To Jerry Bejar AKA Jerry A. Bejar AKA Jerry Anthony Bejar (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 403 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on August 12, 2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.

**NOTICE TO PERSONS SERVED**  
You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)). Dated May 19, 2025  
**DAVID SLAYTON, EXECUTIVE OFFICER,**  
Clerk of the Superior Court  
By Jamie Rodriguez, 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  
5/21, 5/28, 6/4, 6/11/25

DC-3929608#

**CITATION (WIC 366.26 HEARING)**  
Court No. 22CCJP04813A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of: Natalya Berry Cabrera Bejar To Josh Doe (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 403 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on August 12, 2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.

**CITATION (WIC 366.26 HEARING)**  
Court No. 25CCJP00614A  
Superior Court of California  
County of Los Angeles  
JUVENILE COURT

In the matter of "\_\_\_" AKA Baby Girl Kenyon To Ashley Anne Kenyon (mother), whereabouts unknown and to Margarito Doe (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 412 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 8/21/2025 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 5/19/2025  
**DAVID SLAYTON, EXECUTIVE OFFICER,**  
Clerk of the Superior Court  
By Jonathan Halperin, 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  
5/21, 5/28, 6/4, 6/11/25

DC-3929528#

PROBATE

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. 24STPB02650**

In the Superior Court of the State of California, for the County of LOS ANGELES

In the Matter of the Estate of STEVEN GLYNN HOWELL, 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 23 day of JUNE, 2025, at the office of Stephen Marc Drucker, Legal Action Workshop P.C. 18375 Ventura Blvd. #430, Tarzana, CA 91356, 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 LANCASTER, County of LOS ANGELES, State of California, particularly described as follows:

**REAL PROPERTY COMMONLY KNOWN AS 45318 GADSEN AVENUE LANCASTER, CA 93534 AND LEGALLY DESCRIBED AS:** "LOT 7 OF TRACT NO. 17242 IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 478 PAGES 28 TO 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCE LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. A.P.N. 3135-020-007

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 6-9-2025  
**STEVEN LOUIS HOWELL**  
Personal Representative of the Estate.  
Attorney(s) at Law:  
Stephen Marc Drucker  
Legal Action Workshop P.C.  
18375 Ventura Blvd. #430  
Tarzana, CA 91356  
6/11, 6/12, 6/18/25

DC-3936215#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. 24STPB12368**

In the Superior Court of the State of California, for the County of Los Angeles In the Matter of the Estate of Jerry Gorney Hess, 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 Richard A Miller c/o Jane Noltensmeier (714) 932-2403, 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 West Covina, County of Los Angeles, State of California, particularly described as follows: Lot 37 of Tract No. 33665, in the City

of West Covina, in the County fo Los Angeles, State of California, as per map recorded in Book 892, Pages 71 to 73 inclusive of Maps, in the Office of the County Recorder of Los Angeles County, State of California. APN 8743-025-020 More commonly known as: 1945 Cumberland Dr., West Covina, CA 91792 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.  
**Inquiries can be made at: JANE NOLTENSMIEIR, REALTOR, C/O TNG Real Estate Consultants, Inc., 15935 Wittier Blvd, Whittier, CA 90603, 714-932-2403**  
Dated 06-09-2025  
Cathleen F. Kibala  
Personal Representative of the Estate.  
Attorney(s) at Law:  
Richard A. Miller, Esq., C/O Miller Law & Associates, 7956 Painter Avenue, Whittier, CA 90602  
6/11, 6/12, 6/18/25

DC-3936192#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MILTON SLEDGE CASE NO. 25STPB06307**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MILTON SLEDGE.

A PETITION FOR PROBATE has been filed by SYLVESTER SLEDGE, II in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that SYLVESTER SLEDGE, II 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: 07/17/25 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.

In Pro Per Petitioner  
**K. MAXWELL NUYEN - SBN 194086**

**PROBATE LEGAL SOLUTIONS**  
**500 LA TERRAZA BOULEVARD,**



(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

SUITE 150  
ESCONDIDO CA 92025  
Telephone (619) 273-3397  
6/11, 6/12, 6/18/25

DC-3936104#

**NOTICE OF SALE  
OF REAL PROPERTY  
AT PRIVATE SALE  
(PROBATE CODE 2543, 10300 TO  
10316; L.A.S.C. LOCAL RULES 4.39,  
4.107; CALIFORNIA RULES OF  
COURT 7.452)  
CASE NO. 24STPB10820**  
In the Superior Court of the State of  
California, for the County of Los Angeles  
Central District  
In the Matter of the Estate: THE JANET  
R. HOLTWICK FAMILY TRUST  
1. NOTICE IS HEREBY GIVEN that,  
subject to confirmation by this court,  
on June 27, 2025, at 12:00p.m. (noon),  
or thereafter within the time allowed by  
law, Karen Annette Frankland and Glenn  
Thomas Green, as trustees of The Janet  
R. Holtwick Family Trust ("the Holtwick  
Family Trust"), will sell at private sale  
to the highest and best net bidder on  
the terms and conditions stated below  
all right, title, and interest of the Holtwick  
Family Trust in and to the residential real  
property in the West Hills area of the City  
of Los Angeles, County of Los Angeles,  
State of California commonly known as  
22928 Leadwell Street, West Hills,  
California 91307-2119, assessor's parcel  
number 2021-020-030, and more fully  
described as Lot 52 of Tract No. 25447,  
as per map recorded in Book 657, Pages  
34-36 inclusive of Maps, in the office  
of the County Recorder of Los Angeles  
County, California.  
2. The property will be sold subject to  
current taxes, covenants, conditions,  
restrictions, reservations, rights, rights of  
way, and easements of record, with the  
purchaser to assume any encumbrances  
of record.  
3. The property will be sold on an "as  
is" basis, with no representations or  
warranties, including those regarding title.  
4. The trustees of the Holtwick Family  
Trust have not given a listing to any  
broker.  
5. Bids or offers are invited for this  
property. The bids must be in writing and  
mailed or personally delivered to Stephen  
L. Snow, Snow Law Corp., attorney for  
the trustees of the Holtwick Family Trust,  
at 28212 Kelly Johnson Parkway, Suite  
195,  
Valencia, California 91355, at any time  
after first publication of this notice of sale  
and before any sale is made.  
6. The property will be sold on these  
terms: Cash, or part cash and part  
deferred payments, the terms of such  
credit to be acceptable to the trustees  
of the Holtwick Family Trust and to the  
court; the trustees shall take the note of  
the purchaser for the unpaid portion of  
the purchase money with a mortgage or  
deed of trust on the property to secure  
payment of the note; the mortgage or  
deed of trust shall be subject only to  
encumbrances existing on the date of  
sale and such other encumbrances as the  
court may approve; ten (10) percent of  
the amount of the bid to accompany the  
offer by certified check and the balance  
to be paid on confirmation of sale by the  
court.  
7. Taxes, rents, operating and  
maintenance expenses, and premiums  
on insurance acceptable to the purchaser  
shall be prorated as of the date of  
confirmation of the sale. Examination of  
title, recording of conveyance, transfer  
taxes, and any title insurance policy  
shall be at the expense of the purchaser.  
Any other escrow costs, if any, shall be  
divided between the trustees and the  
purchaser in the customary manner.  
8. The trustees reserve the right to reject  
any and all bids.  
9. There will be an open house at the  
property on Saturday, June 21, 2025,  
from 11a.m. to 3p.m.  
10. For further information, contact  
Stephen L. Snow, of Snow Law Corp., at  
the address in Paragraph 5, or by phone  
(661)259- 9443.  
Date: June 9, 2025  
The Janet R. Holtwick Family Trust  
By /s/ Karen Annette Frankland, Trustee  
By /s/ Glenn Thomas Green, Trustee  
Date: June 9, 2025  
/s/ Stephen L. Snow  
Snow Law Corp. Attorney for Karen  
Annette Frankland and Glenn Thomas  
Green Trustees of The Janet R. Holtwick  
Family Trust  
6/11, 6/12, 6/18/25

DC-3936061#

**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 CODES 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  
6/11, 6/18, 6/25, 7/2/25

DC-3936029#

**NOTICE OF PETITION TO  
ADMINISTER ESTATE OF:  
KAREN CLANCY, AKA  
KAREN E. CLANCY  
CASE NO. 25STPB06508**  
To all heirs, beneficiaries, creditors,  
contingent creditors, and persons  
who may otherwise be interested in  
the will or estate, or both, of: KAREN  
CLANCY, aka KAREN E. CLANCY  
A PETITION FOR PROBATE has  
been filed by Stephen David Moy in  
the Superior Court of California,  
County of Los Angeles.  
THE PETITION FOR PROBATE  
requests that Stephen David  
Moy be appointed as personal  
representative to administer the  
estate of the decedent.  
THE PETITION requests  
the decedent's WILL and codicils, if any,  
be admitted to probate. The will  
and any codicils are available for  
examination in the file kept by the  
court.  
THE PETITION requests authority  
to administer the estate under the  
Independent Administration of  
Estates Act with full 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 July 10, 2025 at 8:30  
am in Dept. 62 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:  
Timothy S. Camarena (SBN 98042)  
REALV, APC, 2535 Townsgate Rd.,  
Suite 207  
Westlake Village, CA 91361  
Telephone: (805)265-1031  
6/11, 6/12, 6/18/25

DC-3935994#

**NOTICE OF PETITION TO  
ADMINISTER ESTATE OF:  
ANTOINETTE LOUISE  
JACKSON  
CASE NO. 25STPB06484**  
To all heirs, beneficiaries, creditors,  
contingent creditors, and persons  
who may otherwise be interested  
in the WILL or estate, or both of  
ANTOINETTE LOUISE JACKSON.  
A PETITION FOR PROBATE has  
been filed by VALERIE JOY LOVE  
in the Superior Court of California,  
County of LOS ANGELES.  
THE PETITION FOR PROBATE  
requests that VALERIE JOY  
LOVE 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:  
07/08/25 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

DC-3935568#

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  
JOY M. JOHNSON - SBN 251639  
JOHNSONMOTOSHO LLP  
8616 LA TIJERA BLVD., SUITE 502  
LOS ANGELES CA 90045  
Telephone (323) 903-7073  
6/11, 6/12, 6/18/25

DC-3935960#

**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.  
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 (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.  
GLEN DORA CA 91740  
Telephone (626) 827-1419  
6/10, 6/11, 6/17/25

DC-3935469#

**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:  
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.  
GLEN DORA CA 91740  
Telephone (626) 827-1419  
6/10, 6/11, 6/17/25

DC-3935469#

**NOTICE OF PETITION TO  
ADMINISTER ESTATE OF:  
MANUELA 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  
MANUELA 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 (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 NO. 22STPB00046**  
In the Superior Court of the State of  
California, for the County of Los Angeles  
In the Matter of the Estate of Gloria Mack  
aka Gloria Colston Mack aka Gloria C.  
Mack, 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 16th day of June , 2025,  
at the office of Seawind Properties, 100  
Wilshire Blvd, Suite 700, Santa Monica,  
CA 90401; (310) 563-2150 Broker: Leon  
Higgins, 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:  
Lot 444 of Tract 1566 as per map  
recorded in Book 20, Pages 106 and  
107 of Maps in the office of the County  
Recorder of said County.  
More commonly known as: 2430 S.  
Cochran Ave, Los Angeles, CA 90016  
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 6-2-2025  
Christopher Mack,  
Personal Representative of the Estate.  
Attorney(s) at Law:  
Marc S. Duvernay  
P.O. Box 4615  
Culver City, CA 90230  
(310) 348-8486  
6/4, 6/5, 6/11/25

DC-3933629#



(213) 229-5500

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BARRY A. SUDDLESON CASE NO. 25STPB04240**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Barry A. Suddleson  
A PETITION FOR PROBATE has been filed by Sheri Suddleson in the Superior Court of California, County of Los Angeles.  
THE PETITION FOR PROBATE requests that Sheri Suddleson 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 on 09/03/2025 at 8:30 a.m. in Dept. 99 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 (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: Richard A. Lewis, Esq. 11024 Balboa Blvd., Unit 1710 Granada Hills, CA 91344 Telephone: (818) 363-2777 6/4, 6/5, 6/11/25

**DC-3933594#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: HUGH JANSON CASE NO. BP061913**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HUGH JANSON.  
A PETITION FOR PROBATE has been filed by CHANDRA W. HAYES in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that CHANDRA W. HAYES be appointed as Special Administrator with general powers to administer the estate of the decedent.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining

court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held in this court as follows: 06/30/25 at 8:30AM in Dept. 4 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: JOSEPHA. SIFFERD - SBN 226219 POINDEXTER & DOUTRE, INC. 400 SOUTH HOPE STREET, SUITE 1320 LOS ANGELES CA 90071 Telephone (213) 628-8297 6/4, 6/5, 6/11/25

**DC-3933478#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF INEZ PEREZ DIAZ, AKA JOSE INEZ PEREZ DIAZ CASE NO. 24STPB05391**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of INEZ PEREZ DIAZ, aka JOSE INEZ PEREZ DIAZ  
A PETITION FOR PROBATE has been filed by JESUS MANUEL DIAZ in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that JESUS MANUEL DIAZ 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 on JULY 17, 2025 at 8:30 A.M. in Dept.: "9" located at: 111 N. HILL STREET, 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 formal 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.  
THOMAS ARMSTRONG, Esq. of Counsel, SB# 176731 VELASCO LAW GROUP, APC 333 W. Broadway, Suite 100 Long Beach, CA 90802 PNSB# 107467 6/4, 6/5, 6/11/25

**DC-3933386#**

**PUBLIC AUCTION/SALES**

In with California Business and Professions Code Sections 1700 through 1707 Inclusive and/or California Civil Code Section 1976, the following units containing miscellaneous goods, household items, furniture, tools, children's clothes, boxes, toys, and personal content will be auctioned online at selfstorageauctions.com. Auction Company: License #144631303335. Auction will be held on  
**Thursday, June 26, 2025, at 11:00 a.m. at SelfStorageAuctions.com**  
**A1122 Hassan L Johnson aka Hassan Luis Johnson**  
Car parts  
**A2213 Guillermo L Sison aka Guillermo Laude III Sison**  
Table, chairs, end table, exercise equipment, 20 boxes (approx.)  
**A2223 Tracy Olivares**  
Clothing, luggage, racks, CDs, cable box, pans, nightstand 10 boxes (approx.)  
**A2388 Moniquee N Alexander aka Moniquee Nicole Alexander**  
Couch, table, Chair, air fryer, frames, 4 plastic bins (approx.)  
**A3326 Joseph P Tabrisky aka Joseph Page Tabrisky**  
Armchair, table, office desk, 30 plastic bins and 20 boxes (approx.)  
**A3384 Stella C Ortega aka Stella Chelsea Ortega**  
Clothing, backpacks, handbag, scooter, 5 boxes (approx.), and 2 bags (approx.)  
**A3427 Yvain D Ried aka Yvain Durrall Ried**  
Frames, pillows, 17 plastic bins, stools, tent, 15 boxes (approx.)  
**A3500 Monina Collins**  
Chairs, coffee table, end table, 20 boxes (approx.)  
**A3513 George A Guerrero aka George Armando Guerrero**  
TV mount, guitar, clothing, Christmas décor, 35 bins (approx.)  
**B2251 Tobias Blackwell aka Tobias Ryan Blackwell**  
Dishes, vacuum, 30 plastic bins (approx.), 20 boxes (approx.)  
**B3326 Graciela Aguilar Silva**  
AC, lamp, frames, ladder, musical instruments, 4 boxes (approx.)  
**B3333 Byron M Walker aka Byron Montgomery Walker**  
Clockpot, air fryer. Painting, shoes, knives, television, clothing, 13 bags (approx.)  
**C3323 Anne Long aka Anne Marie Long**  
Table, chairs, entertainment center, dryer, washer, appliances, couch, table, mattress, couch, table 6/11, 6/18/25

**DC-3936322#**

**LIEN SALE**  
Notice is hereby given pursuant to sections 3071 and 3072 of the Civil Code of the State of California, the undersigned will sell the following vehicles at lien sale

at said address(s) at said time(s) on: Thursday, June 26, 2025  
to wit:  
YEAR MAKE VIN LICENSE STATE  
19 RAM 3C63RRRL3KG648457  
To be sold by: A-Z TOWING, 707 W. 17TH ST, LONG BEACH, Los Angeles COUNTY, CA 90813 (10:00 AM)  
YEAR MAKE VIN LICENSE STATE  
07 BMW WBAHN83567DT72601 6BMT062 CA  
12 BMW WBAKB8C50CC965224 9BVMW574 CA  
08 BMW WBAVC53528FZ86221 6CPM761 CA  
To be sold by: HOLLYWOOD TOW SERVICE INC., 1015 N MANSFIELD AVENUE, LOS ANGELES, Los Angeles COUNTY, CA 90038 (10:00 AM)  
YEAR MAKE VIN LICENSE STATE  
12 DODG 3C6JD6AT5CG264780 55549W3 CA  
18 FORD 1FTBF2A64JEC92178 44339M2 CA  
23 HOND 1HGCY2F55PA065906 9JHG603 CA  
To be sold by: MR "C" TOWING, 6105 MAYWOOD AVE, HUNTINGTON PARK, Los Angeles COUNTY, CA 90255 (10:00 AM)  
Said sale is for the purpose of satisfying lien of the abovesigned for towing, storage, labor, materials and lien charges, together with costs of advertising, and expenses of sale.  
Clear Choice Lien Service, Inc. P.O. Box 159009 San Diego, CA 92175 6/11/25

**DC-3935190#**

**NOTICE**  
Notice is hereby given pursuant to sections 3071 and 3072 of the civil code of the state of California, the undersigned VIERTEL'S 1155 West Temple Street, Los Angeles County, CA 90012 Will be sold at a public auction at 4760 Valley Blvd, Los Angeles, CA 90032 at: 9 A.M. on Tuesday the 24th day of June 2024 the following vehicles to wit:  
YEAR/ MAKE/ MODEL/ V.I.N./ LIC/ ST  
2 0 1 9 H O N D C R F 2 5 0  
JH2ME12C3KK00637 FE8U39 CA  
2 0 2 0 T O Y T C A M R Y  
4T1G31AK2LU541801 9PVZ455 CA  
2 0 1 8 D O D G C H A R G E R  
2C3CDXBG0JH134352 9RUF423 CA  
Said sale is for the purpose of satisfying the lien of the undersigned for towing and storage, together with the cost of advertising and expenses of sale.  
Dated this 5th day of June 2025  
Carlos R Mejia 6/11/25

**DC-3934725#**

**NOTICE**  
Notice is hereby given pursuant to Section 3071 of the Civil Code of the State of California, the undersigned will sell the following vehicle(s) at lien sale at said time(s) on:  
**Wednesday, June 18, 2025 to wit:**  
YEAR MAKE VIN LIC# STATE  
24 VOLK 3VW7M7BU4RM086478 9RDR977 CA  
To be sold by: PEPE'S TOWING SERVICE, 929 OTTERBEIN AVE LA PUENTE, LOS ANGELES COUNTY, CA 91748 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
10 TOYT JTDKN3DU9A1269795 6NPH989 CA  
24 CANA 2BXRDD29RV000507 CX38D64 CA  
17 TOYT JTDKARFP6H3057828 8CBL129 CA  
21 POWE SUYGN3027MR028151 23 HYUN KMHM34AA1PA037369  
To be sold by: BLACK & WHITE TOWING INC., 11303-21 SAN FERNANDO RD PACOIMA, LOS ANGELES COUNTY, CA 91331 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
17 HOND 2HGFC1E55HH704148 8AHW241 CA  
To be sold by: DOWNTOWN AUTO COLLISION, 1017 E WASHINGTON BLVD LOS ANGELES , LOS ANGELES COUNTY, CA 90021 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
16 FRHT 1FUJGLD54GLHE6801 ZP36054 CA  
To be sold by: HADDICK'S TOW, 15252 E VALLEY BLVD CITY OF INDUSTRY, LOS ANGELES COUNTY, CA 91746 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
22 HOND 3C2RU6H55NM766951 9LXW085 CA  
To be sold by: MAC AUTO COLLISION, 2307 S LA BREA AVE LOS ANGELES, LOS ANGELES COUNTY, CA 90016 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
18 KIA 3KPA25AB9JE058953 8GIX279 CA  
To be sold by: PREMIERE TOW, 13255 E VALLEY BLVD LA PUENTE, LOS ANGELES COUNTY, CA 91744 (10:00 AM)  
**Thursday, June 19, 2025 to wit:**  
YEAR MAKE VIN LIC# STATE  
17 CHEV 1GCGSBEA7H1215824 87253W3 CA  
To be sold by: ICC COLLISION CENTER, 4493 FIRESTONE BLVD SOUTH GATE, LOS ANGELES COUNTY, CA 90280 (10:00 AM)  
YEAR MAKE VIN LIC# STATE

18 MERZ WDC0J4KB2JF428115 9AOF623 CA  
19 MERZ 55SWF8DB7KU302729 9NKL752 CA  
22 NISS 1N4BL4DV2NN338688 8ZX2367 CA  
To be sold by: MAC AUTO COLLISION, 2307 S LA BREA AVE LOS ANGELES, LOS ANGELES COUNTY, CA 90016 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
13 HOND MLHPC4404D5000788 14 DODG 2C3CDXKT4EH371493 9HID595 CA  
06 HD 1HD1KBW306Y622134 17Y6635 CA  
To be sold by: KELMARK TOW, 620 E 111TH PL LOS ANGELES, LOS ANGELES COUNTY, CA 90059 (09:00 AM)  
**Friday, June 20, 2025 to wit:**  
YEAR MAKE VIN LIC# STATE  
13 KIA KNAGM4AD1D5050052 00 HYUN 3H3V532C5YT102024 4UJ5673 CA  
16 HYUN 5NPE24AF6GH277968 9KNJ091 CA  
17 HYUN KM8J33A41HU428500 13 CAD1 I6GAE5SX2D0139021 ILP184 OK  
To be sold by: VIERTEL'S CENTRAL TOW, 403 WEST AVE 33 LOS ANGELES, LOS ANGELES COUNTY, CA 90031 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
04 ELDO 1GBE5V1254F518469 8MFZ443 CA  
18 FORD 1FADP3K25JL283465 85BD538 CA  
13 LNDR SALVN2BG0DH844407 7DCU913 CA  
15 YAMA JYACG34C5FA010312 95GB23 CA  
To be sold by: VIERTEL'S NORTHEAST DIVISION, 403 WEST AVE 33 LOS ANGELES, LOS ANGELES COUNTY, CA 90031 (10:00 AM)  
Notice is hereby given, pursuant to Section 503 of the Harbors and Navigation Code, the undersigned will sell at lien sale the following vessel(s)/ trailer(s) at said time(s) on:  
**Wednesday, June 18, 2025 to wit:**  
TYPE YEAR MAKE HULL/VIN# CF/LIC# STATE  
(BOAT) 04 SEAS GSSAD054A404 7281RB CA  
To be sold by: EURO M TECH, 10895 THIENES AVE S EL MONTE, LOS ANGELES COUNTY, CA 91733 (10:00 AM)  
**Thursday, June 19, 2025 to wit:**  
TYPE YEAR MAKE HULL/VIN# CF/LIC# STATE  
(BOAT) 01 YAMA YAMCG152G001 8980PL CA  
( T R A I L E R ) 0 1 S H O R  
1MDYBSS19A149201 NONE  
To be sold by: KELMARK TOW, 620 E 111TH PL LOS ANGELES, LOS ANGELES COUNTY, CA 90059 (09:00 AM)  
Said sale is for the purpose of satisfying lien(s) of the above for towing, storage, labor, materials, and lien charges, together with costs of advertising, and expenses of sale.  
Ritter Lien Sales, Inc. 6/11/25

**DC-3934678#**

**NOTICE OF LIEN SALE STORQUEST SELF STORAGE**  
Notice is hereby given STORQUEST SELF STORAGE will sell at public sale by competitive bidding the Personal property of  
Enrique Del toro  
Mario Holguin  
Damon Bynum  
Property to be sold: misc. household goods, furniture, clothes, tools, toys, boxes, and contents. Auction Company: www.storage treasures.com. The sale will end at 10:00 AM on June 27th, 2025 at the property where said property has been stored which is located at 11115 Laurel Canyon Blvd. San Fernando, CA 91340. Goods must be paid in CASH and removed at time of sale. Sale is subject to cancellation in the event of Settlement between owner and obligated party. 6/11, 6/18/25

**DC-3933584#**

**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
Notice is hereby given that **Storelocal Centinela**, located at **5544 Centinela Avenue, Los Angeles, CA, 90045** will hold a Public Sale, to satisfy the lien of the owner. Units will be sold via online auction, at **www.StorageTreasures.com**. Bidding will begin at **Wednesday June 18, 2025 at 10:00 am** and auction will close at or after **Wednesday June 25, 2025 at 10:00 am**. The personal goods stored therein by the following may include, but are not limited to general household, toys, boxes, clothes and misc. Name: Antoinette Wright Blossom Hicks  
You must be 18 to bid online. Purchases must be made with cash (no checks accepted) and paid at the time of sale, plus any applicable sales tax. Buyers must provide a current copy of their resale permit to avoid sales tax. A \$100 cash cleaning deposit is required at time of purchase. All goods are sold AS IS

and must be removed within **48 hours** of the time of purchase. Property grants all entries and exits to access unit won; no gate code is provided. Shelving is property of the owner and may not be removed. Owner reserves the right to bid and the right to refuse bids. Sale is subject to cancellation.  
6/11/25

**DC-3933521#**

**NOTICE OF LIEN SALE**  
101 Storage  
Notice is hereby given 101 Storage will sell at public sale by competitive bidding the Personal property of:  
Quincii Paxton  
Property to be sold: boxes- contents unknown, bags, clothing, skateboard, surfboard, skates, mirror, bullhorn. Auction Company: **www.storage treasures.com**. The sale will end at **3:00 PM on June 19, 2025** at the property where said property has been stored which is located at **4647 Laurel Canyon Blvd. Valley Village, CA 91607**. Goods must be paid in CASH and removed at time of sale. Sale is subject to cancellation in the event of Settlement between owner and obligated party. 6/4, 6/11/25

**DC-3933163#**

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:  
Calvin Vaval, Marco Sacaza  
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 9:00am on June 27, 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 5138 Sunset Blvd., Hollywood, CA 90027. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 6/11, 6/18/25

**DC-3932722#**

**NOTICE OF SALE**  
Notice is hereby given pursuant to the Civil Code and the Uniform Commercial Code of the State of California, the undersigned will sell at 812 N Loren 46, Azusa, California, on June 30, 2025, at 9:30 a.m., the following described property and contents to wit: a 1969 Kit mobilehome, Decal No LA55226, Serial No S7288, registered owner Trinidad Cortez and Maria Cortez, for the purpose of satisfying a warehousemen's lien of the undersigned for past due rent and storage in the approximate amount of \$3,221.34, as of October 1, 2024, plus additional storage and utility charges due at the time of sale, together with costs of advertising and expenses of sale. Mobilehome to be removed from storage following sale.  
JONATHAN T. TREVILLYAN, ESQ  
Attorney for Azusa MHP 6/11, 6/18/25

**DC-3932192#**

**TRUSTEE SALES**

T.S. No.: 24-12657 Loan No.: \*\*\*\*\*4331 APN: 2506-023-002 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUSTDATED 1/5/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/2/2025 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST dated 1/5/2023 ("Deed of Trust") recorded on 1/11/2023 , as Document No. 20230021556 in book -- , page -- , of Official Records in the Office of the Recorder of Los Angeles County, California, executed by MARIA DEL CARMEN MONTANO, A SINGLE WOMAN ("Trustor") , as trustor, to secure obligations in favor of Mortgage Electronic Registration Systems, inc., Solely As Nominee For OCMB, INC., Its Successors and assigns , 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). Checks must be made payable to Prestige Default Services . At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 , all right, title and interest conveyed to



(213) 229-5500

and now held by it under the DEED OF TRUST in the property situated in said County, California, describing the land therein: Lot 47 of Tract No. 10035, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 158 Pages 32 through 34 inclusive of Maps, in the Office of the County Recorder of said County. Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, where they have been previously reserved in Instruments of Record. A.P.N.: 2506-023-002 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: 13009 Herrick Avenue, (Sylmar Area), Los Angeles, California 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 warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, at the time of the initial publication of this Notice of Trustee's Sale reasonably estimated to be \$1,080,722.18 . The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1) (B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST. No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this internet website https://prestigepostandpub.com, using the file

number assigned to this case 24-12657. 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. Date: 6/4/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#25-003799 6/11, 6/18, 6/25/25

DC-3935962#

APN: 5226-045-024 Order: 15953458 TS-250209 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/02/2023 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. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Guadalupe Tomicic, a married woman as her sole and separate property Recorded on 5/11/2023 as Instrument No. 20230307885, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 2/28/2025 as Instrument No. 20250128957 of said Official Records, WILL SELL on 7/01/2025 in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 1012 Van Pelt Avenue, Los Angeles, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$116,627.00 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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 250209 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 250209 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 advise regarding potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 6/05/2025 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer DC0475412 TO: DAILY COMMERCE 06/11/2025, 06/18/2025, 06/25/2025 6/11, 6/18, 6/25/25

DC-3935912#

T.S. No.: 240808384 Notice of Trustee's Sale Loan No.: Aframian Order No. 95529708 APN: 2355-019-129 Property Address: 11835 Kling Street (North Hollywood Area) Los Angeles, CA 91607 You Are In Default Under A Deed Of Trust Dated 6/29/2023. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Reason To Believe, LLC, a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc., DBA Mortgage Lender Services, Inc. Recorded 7/6/2023 as Instrument No. 20230439455 in book , page The subject Deed of Trust was modified by Loan Modification recorded as Instrument 20240065136 and recorded on 1/30/2024. 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: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$1,054,058.17 Street Address or other common designation of real property: 11835 Kling Street (North Hollywood Area) Los Angeles, CA 91607 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be

obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-25020770. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On July 10, 2025, at 09:00:00 AM, VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, in the City of NORWALK, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by PEDRO ESPINOZA, A SINGLE MAN, as Trustors, recorded on 4/29/2004, as Instrument No. 04 1055235, modified under Instrument No. 20140104874, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 5443-033-019 LOTS 15, 16, AND 17 BLOCK 5, OF THE SEMI -TROPIC SPIRITUALIST TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 2008 ROSEBUD AVENUE, LOS ANGELES, CA 90039. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$205,900.26. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25020770 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

DC-3935352#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-25020770 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property,

you may call 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-25020770. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On July 10, 2025, at 09:00:00 AM, VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, in the City of NORWALK, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by PEDRO ESPINOZA, A SINGLE MAN, as Trustors, recorded on 4/29/2004, as Instrument No. 04 1055235, modified under Instrument No. 20140104874, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 5443-033-019 LOTS 15, 16, AND 17 BLOCK 5, OF THE SEMI -TROPIC SPIRITUALIST TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 10, PAGE 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 2008 ROSEBUD AVENUE, LOS ANGELES, CA 90039. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$205,900.26. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25020770 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a

written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or www.auction.com Dated: 6/2/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-484933 06/11/2025, 06/18/2025, 06/25/2025 6/11, 6/18, 6/25/25

DC-3934480#

NOTICE OF TRUSTEE'S SALE TS No. CA-23-965576-BF Order No.: 150-2379178-05 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/3/2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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): Anthony Martinez, a single man and Velia Martinez, an unmarried woman, as joint tenants Recorded: 11/21/2003 as Instrument No. 03 3524177 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 7/3/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$86,309.91 The purported property address is: 11253 COMETA AVENUE, PACOIMA, CA 91331-3112 Assessor's Parcel No.: 2532-026-010 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult







(213) 229-5500

FAX (213) 229-5481

Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 DC0474868 To: DAILY COMMERCE 06/04/2025, 06/11/2025, 06/18/2025 6/4, 6/11, 6/18/25

DC-3933335#

T.S. No.: 241021723  
Notice of Trustee's Sale  
Loan No.: Osborne Order No. 95530311  
APN: 2536-015-012 Property Address: 12323 Osborne Place (Pacoima Area) Los Angeles, CA 91331 You Are In Default Under A Deed Of Trust Dated 7/27/2016. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Dreams Come True Investments LLC Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 7/29/2016 as Instrument No. 20160895212 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 6/25/2025 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$3,393,091.93 Street Address or other common designation of real property: 12323 Osborne Place (Pacoima Area) Los Angeles, CA 91331 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 241021723. 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) 313-3319, or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 131953-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 131953-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 6/11, 6/18, 6/25/25

"eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 241021723 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: 5/28/2025 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropia, Trustee Sales Officer Exhibit "A" Legal Description Those Portions Of Lots 45 And 46 Tract No. 1510, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 18 Page(S) 197 Of Maps, In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At A Point In The Southeasterly Line Of Said Lot 46, Distant Thereon, North 48° 41' 50" East, 258.50 Feet From The Most Southerly Corner Thereof; Thence Parallel With The Southwesterly Line Of Said Lot 46, North 41° 18' 55" West, 242 Feet; Thence Parallel With The Southeasterly Lines Of Said Lots 45 And 46, North 48° 41' 50" East, 82.93 Feet; Thence Parallel With Said Southwesterly Line, South 41° 18' 55" East, 242 Feet To Said Southeasterly Line Of Said Lot 45; Thence Along The Southeasterly Lines Of Said Lots, South 48° 41' 50" West, 82.93 Feet To The Point Of Beginning. 6/4, 6/11, 6/18/25

DC-3932844#

File No. 48173449  
Notice of Trustee's Sale  
You Are In Default Under A Deed Of Trust Dated July 11, 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: Louis Gurnick and June Gurnick, Trustees, Louis and June Gurnick Revocable Trust Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded July 18, 2006 as Instrument No. 06 1574551 of Official Records in the office of the Recorder of Los Angeles County, California. Street Address or other common designation of real property: 5310 Zelzah Ave (Encino Area), Los Angeles, CA 91316 A.P.N.: 2162-011-108 Date of Sale: June 26, 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: \$635,863.67, 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 48173449. 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 48173449 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. 11455-99 6/4, 6/11, 6/18/25

DC-3932836#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1009226-BF Order No.: 250103061-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 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): SCOTT ANDREW SORIA, AN UNMARRIED MAN Recorded: 7/27/2006 as Instrument No. 06 1661537 and modified as per Modification Agreement recorded 5/27/2022 as Instrument No. 20220575497 and modified as per Modification Agreement recorded 5/1/2007 as Instrument No. 20071042921 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 6/26/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$58,179.72 The purported property address is: 13850 PAXTON ST, PACOIMA, CA 91331-2846 Assessor's Parcel No.: 2619-007-011 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 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-25-1009226-BF. 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-25-1009226-BF 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-25-1009226-BF 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: 916-939-0772 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-25-1009226-BF IDSPub #0248559 6/4/2025 6/11/2025 6/18/2025 6/4, 6/11, 6/18/25

DC-3931994#

T.S. No. 131953-CA APN: 6076-020-002 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/22/2007, 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 7/10/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/30/2007 as Instrument No. 20071299492 the subject Deed of Trust was modified by Loan Modification recorded on 12/14/2020 as Instrument 20201639174 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: IRENE CHEATMAN, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: VINEYARD BALLROOM, 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: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 11105 SOUTH BUDLONG AVENUE, LOS ANGELES, CA 90044-1531 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$352,280.47 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be

responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 131953-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 131953-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 6/11, 6/18, 6/25/25

DC-3931484#

Title Order No.: 15953157 Trustee Sale No.: 87881 Loan No.: 399490659 APN: 5454-029-030 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/29/2023 . 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 6/18/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/6/2023 as Instrument No. 20230847215 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: ARVIA ESTATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor ARCHWEST FUNDING, 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 now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 32 OF TRACT NO. 1593, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being



(213) 229-5500

sold “as is”. The street address and other common designation, if any, of the real property described above is purported to be: 3115 ARVIA STREET LOS ANGELES, CA 90065. 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: \$949,626.96 (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: 5/23/2025 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 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.# 87881. 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 87881 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 2924f(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 2924f(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. 5/28, 6/4, 6/11/25

DC-3931411# Title Order No. : 2596868CAD Trustee Sale No. : 87960 Loan No. : C2021805 APN : 5590-025-006 NOTICE OF TRUSTEE’S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/28/2023 . 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 9/12/2023 as Instrument No. 20230605540 in book *IIII*, page *IIII* of official records in the Office of the Recorder of Los Angeles County, California, executed by: ADAPTIVE CAPITAL CORPORATION, A(N) CALIFORNIA CORPORATION , as Trustor COREVEST AMERICAN FINANCE LENDER LLC, 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: LOT 6 IN BLOCK “D” OF EDMONT TERRACE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGE 90 OF MAPS, 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: 4530 KINGSWELL AVENUE LOS 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: \$1,867,421.85 (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: 5/21/2025 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 JANINA HOAK, TRUSTEE SALE OFFICER 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.# 87960. 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 87960 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 2924f(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 2924f(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. 5/28, 6/4, 6/11/25

DC-3930432# Title Order No. : 15953379 Trustee Sale No. : 87930 Loan No. : 399475728 APN : 5007-022-008 NOTICE OF TRUSTEE’S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/8/2023 . 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 6/18/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/20/2023 as Instrument No. 20230629058 in book *IIII*, page *IIII* of official records in the Office of the Recorder of Los Angeles County, California, executed by: CHARITY PRIME REALTY INC. , A CALIFORNIA CORPORATION , as Trustor YOULAND INC., A CALIFORNIA CORPORATION , 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: LOT 676, TRACT NO 911, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 188 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT ALL OIL, GAS, HYDROCARBON SUBSTANCES, AND OTHER MINERAL SUBSTANCES SITUATED BELOW 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN DEED RECORDED JANUARY 22, 1970 AS INSTRUMENT NO. 399 OF OFFICIAL RECORDS. 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: 5739 CHESLEY AVENUE LOS ANGELES, CA 90043. 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: \$1,059,792.83 (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 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.# 87930. 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 87930 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 2924f(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 2924f(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. 5/28, 6/4, 6/11/25

DC-3929678#

## 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

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