

(213) 229-5500

# LEGAL NOTICES

FAX (213) 229-5481

## BULK SALES

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

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. 564416-DM  
Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers and address of the Seller/Licensee are: MIKE KI CHO, 4851 LONG BEACH AVENUE, LOS ANGELES, CA 90058

The business is known as: MIKE MEAT AND BEER MARKET  
The names, Social Security or Federal Tax Numbers and addresses of the Buyer/Transferee are: DEV & GUR GROUP INC., 4851 LONG BEACH AVENUE, LOS ANGELES, CA 90058  
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, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASEHOLD INTEREST & IMPROVEMENT, COVENANT NOT TO COMPETE AND ABC LICENSE #584485 and are located at: 4851 LONG BEACH AVENUE, LOS ANGELES, CA 90058  
The kind of license to be transferred is: 20-OFF-SALE BEER AND WINE, now issued for the premises located at: 4851 LONG BEACH AVENUE, LOS ANGELES, CA 90058

The anticipated date of the sale/transfer is JULY 23, 2025 at the office of: GOOD NEWS ESCROW, INC. 17700 CASTLETON ST, STE 588, CITY OF INDUSTRY, CA 91748  
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory of \$50,000.00, is the sum of \$250,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$250,000.00; TOTAL \$250,000.00  
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 30, 2025  
SELLERS: MIKE KI CHO  
BUYERS: DEV & GUR GROUP INC., A CALIFORNIA CORPORATION  
3875729-PP DAILY COMMERCE  
6/25/25

DC-3941673#

### NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 255229-CS  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: SMC RECYCLERS, INC. AND AUCTION EXCESS LLC, 21011 ITASCA STREET, SUITE G, CHATSWORTH, CA 91311  
(3) The location in California of the chief executive office of the Seller is:  
(4) The names and business address of the Buyer(s) are: WING & SONS, 20208 BURNT TREE LANE, WALNUT, CA 91789  
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 21011 ITASCA STREET, SUITE G, CHATSWORTH, CA 91311  
(6) The business name used by the seller(s) at said location is: SMC RECYCLERS AND AUCTION EXCESS  
(7) The anticipated date of the bulk sale is JULY 14, 2025, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 255229-CS, Escrow Officer CANDICE SILVA  
(8) Claims may be filed with Same as 7' above.  
(9) The last date for filing claims is: JULY 11, 2025  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE  
DATED: JUNE 20, 2025  
TRANSFEREES: WING & SONS, A CALIFORNIA CORPORATION  
ORD-3882786 DAILY COMMERCE  
6/25/25

DC-3941668#

### NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)

(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)

Escrow No. 25-39189-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: MAMORU HANAMURE, 316 E 1<sup>ST</sup> ST, LOS ANGELES, CA 90012  
Doing Business as: MITSURU GRILL  
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: J-POP CULTURE CAFÉ INC., 319 E 2<sup>ND</sup> STREET 204, LOS ANGELES, CA 90012

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: 316 E 1ST ST, LOS ANGELES, CA 90012

The type of license(s) and license no(s) to be transferred is/are: ON-SALE BEER & WINE EATING PLACE 41-597234. 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 18, 2025  
The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$170,000.00, including inventory estimated at \$10,000.00 which consists of the following: DESCRIPTION/AMOUNT CASH \$170,000.00; ALLOCATION-SUB TOTAL \$170,000.00; ALLOCATION TOTAL \$170,000.00.

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: JUNE 6, 2025  
MAMORU HANAMURE, SELLER(S)/LICENSEE(S)  
J-POP CULTURE CAFÉ INC., BUYER(S)/APPLICANT(S)  
ORD-3882136 DAILY COMMRCE  
6/25/25

DC-3941667#

### NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 131034-AW  
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: HAPPY PANDA WEYBURN LP, A CALIFORNIA LIMITED PARTNERSHIP AND HAPPY PANDA MANAGEMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 10965 WEYBURN AVE., LOS ANGELES, CA 90024  
(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE  
(4) The names and business address of the Buyer(s) are: WELCOME 10965 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, LOCATED AT 10965 WEYBURN AVE., LOS ANGELES, CA 90024  
(5) The location and general description of the assets to be sold are ALL FIXTURES AND EQUIPMENTS of that certain business located at: 10965 WEYBURN AVE., LOS ANGELES, CA 90024.  
(6) The business name used by the seller(s) at that location is: HAPPY PANDA KITCHEN  
(7) The anticipated date of the bulk sale is 07/14/25 at the office of JADE ESCROW, INC., 19724 EAST COLIMA ROAD ROWLAND HEIGHTS, CA 91748, Escrow No. 131034-AW, Escrow Officer: AMY WANG.  
(8) Claims may be filed with Same as 7' above.  
(9) The last date for filing claims is 07/11/25.  
(10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE  
DATED: APRIL 30, 2025  
Transferees:  
WELCOME 10965 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
SI/KUN YUAN, MANAGING MEMBER  
6/25/25

DC-3941046#

## CITY OF LOS ANGELES

CITY OF LOS ANGELES  
NOTICE OF PUBLIC HEARING  
The Los Angeles City Council will conduct a Public Hearing relative to the City Council's adoption of a proposed Ordinance amending the Los Angeles Administrative Code to increase the Zoo admission fee schedule by \$5.00 for the Los Angeles Zoo for Fiscal Year 2025-26. The Public Hearing and consideration of this matter will be held on **June 27, 2025, at 10:00 a.m.**, or as soon thereafter as the matter can be heard, in the John Ferraro Council Chamber, Room 340, City Hall, 200 North Spring Street, Los Angeles, CA 90012.

This City Council meeting will be broadcast live on Cable Television Channel 35, on the internet at <https://clerk.lacity.gov/calendar>, and on YouTube. If the live video or audio is unavailable via one of these channels, members of the public should try another channel.

Requests for reasonable modification or accommodation from individuals with disabilities, including Telecommunications Relay Services for the hearing impaired, consistent with the Americans with Disabilities Act can be made by contacting the City Clerk's Office at (213) 978-1133.

A copy of the proposed Ordinance may be examined in the Office of the City Clerk, Room 395, City Hall, 200 North Spring Street, Los Angeles, 90012, as well as online at: <https://cityclerk.lacity.org/lacityclerkconnect/index.cfm?faz=ccfi.viewrecord&cfnnumber=25-0600-S33>

All persons having any objections to the proposed fee increases may appear before the City Council and offer public comment. Written protests may also be submitted to the Office of the City Clerk prior to the conclusion of the public hearing. Please reference Council File No. 25-0600-S33 in all correspondence forwarded to this office regarding this matter.

PETTY F. SANTOS  
Interim City Clerk, City of Los Angeles  
Council File No. 25-0600-S33  
6/17, 6/25/25

DC-3938837#

## CIVIL

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00227

Superior Court of California, County of Los Angeles  
Petition of: Cailla Cruz Maloles for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Cailla Cruz Maloles filed a petition with this court for a decree changing names as follows: Cailla Cruz Maloles to Lucila Gabriella Magabo 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: 8-20-25, Time: 8:30 am, Dept.: F43  
The address of the court is 9425 Penfield Ave., Chatsworth, CA 91311  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: Daily Commerce  
Date: June 18, 2025  
Gary I. Micon  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3941990#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP02223

Superior Court of California, County of Los Angeles  
Petition of: Joanne YH Kim for Change of Name  
TO ALL INTERESTED PERSONS:

Petitioner Joanne YH Kim filed a petition with this court for a decree changing names as follows:

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

Notice of Hearing:  
Date: Nov 21, 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: June 13, 2025  
Virginia Keeny  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3941097#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP02222

Superior Court of California, County of LOS ANGELES  
Petition of: SOPHIA SONG for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SOPHIA SONG filed a petition with this court for a decree changing names as follows:

SOPHIA SONG to SOPHIE LEE  
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: NOV 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: JUN 13, 2025  
VIRGINIA KEENEY  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3941095#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25SMCP00330

Superior Court of California, County of LOS ANGELES  
Petition of: SARAH LILY DAVIDSON for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SARAH LILY DAVIDSON filed a petition with this court for a decree changing names as follows: SARAH LILY DAVIDSON to SONNI LILY DAVIDSON

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.: 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: 6/11/2025  
HON. LAWRENCE H. CHO  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3941013#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25STCP02270

Superior Court of California, County of LOS ANGELES  
Petition of: BENJAMIN CARTER CAZAREZ BY A PARENT ALBERTO MUNOZ for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner BENJAMIN CARTER CAZAREZ BY A PARENT ALBERTO MUNOZ filed a petition with this court for a decree changing names as follows:

BENJAMIN CARTER CAZAREZ to BENJAMIN CARTER MUNOZ CAZAREZ  
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: 11/21/2025, 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: 6/18/2025  
HON. VIRGINIA KEENEY  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3941011#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CMCP00118

Superior Court of California, County of LOS ANGELES  
Petition of: PATRICIA ANN WOODS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner PATRICIA ANN WOODS filed a petition with this court for a decree changing names as follows: PATRICIA ANN WOODS to PATRICIA ANN WOODS BLANCHARD

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: 8/28/2025, Time: 8:30 A.M., Dept.: E, Room: 1004

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: 6/16/2025  
MICHAEL B. WILSON  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3940793#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25LBCP00248

Superior Court of California, County of LOS ANGELES  
Petition of: MIA NICOLE SIMS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner MIA NICOLE SIMS filed a petition with this court for a decree changing names as follows: MIA NICOLE SIMS to FIORI NICOLE SIMS

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition

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

Notice of Hearing:  
Date: 7/28/2025, Time: 8:30 A.M., Dept.: S25, Room: 5600

The address of the court is 275 MAGNOLIA AVENUE, 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](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: 6/16/2025  
NICOLE M. HEESEMAN  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3940792#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00222

Superior Court of California, County of LOS ANGELES  
Petition of: JENNIFER NATHALIE VILLAGOMEZ & RAUL TORRES ON BEHALF OF OLIVIA JULIETTE TORRES, A MINOR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner JENNIFER NATHALIE VILLAGOMEZ & RAUL TORRES ON BEHALF OF OLIVIA JULIETTE TORRES, A MINOR filed a petition with this court for a decree changing names as follows:

OLIVIA JULIETTE TORRES to OLIVIA JULIETTE TORRES-VILLAGOMEZ  
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: 8/12/2025, Time: 8:30 A.M., Dept.: F43, Room: N/A  
The address of the court is 9425 PENFIELD AVENUE, CHATSWORTH, CA 91311  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](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: 6/16/2025  
GARY I. MICON  
Judge of the Superior Court  
6/25, 7/2, 7/9, 7/16/25

DC-3940791#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25NWCP00290

Superior Court of California, County of LOS ANGELES  
Petition of: DORA CLAUDIA CROW for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner DORA CLAUDIA CROW filed a petition with this court for a decree changing names as follows: DORA CLAUDIA CROW to DORA CLAUDIA CROWE

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: 8/11/2025, Time: 8:30 A.M., Dept.: R, Room: 606  
The address of the court is 12720 NORWALK BLVD., NORWALK, CA 90650  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](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







(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

L, Room: 506  
The address of the court is 12720 NORWALK BLVD., NORWALK, CA 90650 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](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: 6/11/2025  
JULIAN C. RECANA  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938927#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25VECP00333  
Superior Court of California, County of LOS ANGELES  
Petition of: GREGORY WYCLIFF BARNES for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner GREGORY WYCLIFF BARNES filed a petition with this court for a decree changing names as follows: GREGORY WYCLIFF BARNES to KARAMO ASHEBER NKOSANO CHILOMBO  
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: 8/20/2025, Time: 8:30 A.M., Dept.: O, Room: 5TH FLOOR  
The address of the court is 14400 ERWIN STREET MALL, 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: ---  
MICHAEL R. AMERIAN  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938924#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25VECP00326  
Superior Court of California, County of LOS ANGELES  
Petition of: TORY MACK CHOE for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner TORY MACK CHOE filed a petition with this court for a decree changing names as follows: TORY MACK CHOE to TORREY MACK CHOE  
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: 8/22/2025, Time: 8:30 A.M., Dept.: A, Room: 510  
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: 6/11/2025  
HUEY P. COTTON  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938918#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CHCP00220  
Superior Court of California, County of LOS ANGELES  
Petition of: SEMIJA BOLTON for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SEMIJA BOLTON filed a petition with this court for a decree changing names as follows:

SEMIJA BOLTON to SEMIJA DEL OLMO  
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: 8/15/2025, 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: 6/12/2025  
MELVIN D. SANDVIG  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938916#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25SMCP00316  
Superior Court of California, County of LOS ANGELES  
Petition of: IRINA ZUBIY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner IRINA ZUBIY filed a petition with this court for a decree changing names as follows: IRINA ZUBIY to IRINA REEVES  
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: 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: 6/9/2025  
LAWRENCE H. CHO  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938545#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25LBPC00241  
Superior Court of California, County of LOS ANGELES  
Petition of: BLANCA ADILENE DELGADO VALENZUELA ON BEHALF OF JAYCOB SEBASTIAN RAMIREZ, A MINOR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner BLANCA ADILENE DELGADO VALENZUELA ON BEHALF OF JAYCOB SEBASTIAN RAMIREZ, A MINOR filed a petition with this court for a decree changing names as follows: JAYCOB SEBASTIAN RAMIREZ to JAYCOB SEBASTIAN VALENZUELA LOERA  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 7/24/2025, Time: 8:30 A.M., Dept.: S25, Room: 5600  
The address of the court is 275 MAGNOLIA AVENUE, 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](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: 6/10/2025  
NICOLE M. HEESEMAN  
Judge of the Superior Court  
6/18, 6/25, 7/2, 7/9/25

DC-3938544#

**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. 25LBPC00231  
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](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: 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](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  
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](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  
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#

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LEGAL NOTICES

FAX (213) 229-5481

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 FINANCIAL 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 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 desearchar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 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 Snell & Wilmer 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 objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 07/18/2025, Time: 8:30AM, 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.)

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 Sima 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.)

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 VIRGINIA KEENY 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.)

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 KEENY Judge of the Superior Court 6/11, 6/18, 6/25, 7/2/25

DC-3935290#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00202 Superior Court of California, County of LOS ANGELES

Petition of: EMILIJA STANKOVIC for Change of Name TO ALL INTERESTED PERSONS: Petitioner EMILIJA STANKOVIC filed a petition with this court for a decree changing names as follows: EMILIJA 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.)

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.)

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 KEENY 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 Jiyun 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.)

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 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.)

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-3934267#

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.)

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-3932437#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025109876

The following person(s) is (are) doing business as: BONNET FLOWER DISTRIBUTION, 732 SAN JULIAN ST STE A, LOS ANGELES, CA 90014 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No C4575463 Registered owner(s): BONNET FLOWER DISTRIBUTION, 732 SAN JULIAN ST STE A, LOS ANGELES, CA 90014; State of Incorporation: CA This business is conducted by a Corporation

The registrant(s) started doing business on 03/2020.

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).)

BONNET FLOWER DISTRIBUTION S/ WENDY ANGELICA AGUILAR RAYA, SECRETARY

This statement was filed with the County Clerk of Los Angeles County on 05/29/2025.

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

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

6/25, 7/2, 7/9, 7/16/25

DC-3942063#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025127309

The following person(s) is (are) doing business as: POSTRES LA CHIQUITA, 5013 ABBOTT RD, LYNWOOD, CA 90262 County of LOS ANGELES

Registered owner(s): NESTOR CARDENAS, 3517 LOS FLORES BLVD, LYNWOOD, CA 90262 This business is conducted by an Individual

The registrant(s) started doing business on 06/2025

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/ NESTOR CARDENAS, Owner This statement was filed with the County Clerk of Los Angeles County on 06/23/2025.

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

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

6/25, 7/2, 7/9, 7/16/25

DC-3941957#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025103241

The following person(s) is (are) doing

business as: AUTHENTIC SEAFOOD, 4552 GLEASON ST, LOS ANGELES, CA 90022 County of LOS ANGELES

Registered owner(s): ANAHI YOSELY ROJO, 4552 GLEASON ST, LOS ANGELES, CA 90022 STEVEN ROJO, 4552 GLEASON ST, LOS ANGELES, CA 90022

This business is conducted by a Married Couple

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/ ANAHI YOSELY ROJO, WIFE This statement was filed with the County Clerk of Los Angeles County on 05/20/2025.

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).

6/25, 7/2, 7/9, 7/16/25

DC-3941806#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025096943

The following person(s) is (are) doing business as: DAN BACCI IT, 915 N LA BREA AVE APT 432, LOS ANGELES, CA 90038 County of LOS ANGELES

Registered owner(s): DANIEL H BACCI, 915 N LA BREA AVE APT 432, LOS ANGELES, CA 90038 This business is conducted by an Individual

The registrant(s) started doing business on 01/2025.

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

S/ DANIEL H BACCI, OWNER This statement was filed with the County Clerk of Los Angeles County on 05/13/2025.

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

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

6/25, 7/2, 7/9, 7/16/25

DC-3941463#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025120653

The following person(s) is (are) doing business as: MARELI PLUS, 206 W 87TH STREET, LOS ANGELES, CA 90003 County of LOS ANGELES

Registered owner(s): ELIUT CORTEZ, 206 W 87TH STREET, LOS ANGELES, CA 90003

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/ ELIUT CORTEZ, Owner This statement was filed with the County Clerk of Los Angeles County on



































(213) 229-5500

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-3928460#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025107143 The following person(s) is (are) doing business as: YU MODERN HOME IMPROVEMENT SERVICE CO., 201 E COLORADO BLVD, ARCADIA, CA 91006 County of LOS ANGELES Registered owner(s): HUAQIANG YU, 201 E COLORADO BLVD, ARCADIA, CA 91006 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/ HUAQIANG YU, OWNER This statement was filed with the County Clerk of Los Angeles County on 05/27/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/4, 6/11, 6/18, 6/25/25
DC-3928456#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025107145 The following person(s) is (are) doing business as: ELUXRIDES, 1761 WABASSO WAY APT 202, GLENDALE, CA 91208 County of LOS ANGELES Registered owner(s): ELVIS MANGASARIAN, 1761 WABASSO WAY APT 202, GLENDALE, CA 91208 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/ ELVIS MANGASARIAN, OWNER This statement was filed with the County Clerk of Los Angeles County on 05/27/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/4, 6/11, 6/18, 6/25/25
DC-3928373#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025107149 The following person(s) is (are) doing business as:

IG WALL DECOR, 8820 BELFORD AVE APT 2081, LOS ANGELES, CA 90045 County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 202360114964  
Registered owner(s):  
IO ENGINEERING SPECIALIST LLC, 8820 BELFORD AVE 2081, LOS ANGELES, CA 90045; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business on 01/2024.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
IO ENGINEERING SPECIALIST LLC S/ IVAN OBORIN, MANAGER  
This statement was filed with the County Clerk of Los Angeles County on 05/27/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/4, 6/11, 6/18, 6/25/25

DC-3928366#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025107147 The following person(s) is (are) doing business as: LUCHA BOYS WRESTLING, 5627 SHULL ST, BELL GARDENS, CA 90201 County of LOS ANGELES Registered owner(s): SYLVIA ROMO MUNOZ, 5627 SHULL ST, BELL GARDENS, CA 90201 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/ SYLVIA ROMO MUNOZ, OWNER This statement was filed with the County Clerk of Los Angeles County on 05/27/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/4, 6/11, 6/18, 6/25/25
DC-3928286#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025106521 The following person(s) is (are) doing business as: ISLAND GIRL MEDIA, 8117 W MANCHESTER AVE 286, PLAYA DEL REY, CA 90293 County of LOS ANGELES Registered owner(s): ERIN MALIA SCANLAN, 8117 W MANCHESTER AVE 286, PLAYA DEL REY, CA 90293 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/ ERIN MALIA SCANLAN, OWNER This statement was filed with the

County Clerk of Los Angeles County on 05/23/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/11, 6/18, 6/25, 7/2/25

DC-3927547#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025107127 The following person(s) is (are) doing business as: TF SWEET, 1815 W 213TH ST STE 200, TORRANCE, CA 90501 County of LOS ANGELES Registered owner(s): LORI DAVIS, 1815 W 213TH ST STE 200, TORRANCE, CA 90501 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/ LORI DAVIS, OWNER This statement was filed with the County Clerk of Los Angeles County on 05/27/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/4, 6/11, 6/18, 6/25/25
DC-3926820#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025123164 The following person(s) is (are) doing business as: 1. URBAN HEIGHTS MANAGEMENT, 2. URBAN HEIGHTS CAPITAL, 3. URBAN HEIGHTS REAL ESTATE, 2355 WESTWOOD BL UNIT 1257, LOS ANGELES, CA 90064 County of LOS ANGELES Registered owner(s): URBAN HEIGHTS LLC, 2355 WESTWOOD BL UNIT 1257, LOS ANGELES, CA 90064; 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)). URBAN HEIGHTS LLC S:/JONATHAN HAROUNI, MANAGER This statement was filed with the County Clerk of Los Angeles County on 06/17/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/25, 7/2, 7/9, 7/16/25

DC-3925217#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025115405 The following person(s) is (are) doing business as: ABBY LEE APPAREL, 11316 SANTA MONICA BLVD, LOS ANGELES, CA 90025, County of LOS ANGELES; Articles of Incorporation or Organization Number: AI #ON: 4235083 Registered owner(s): NO MORE TEARS PRODUCTIONS, INC., 11316 SANTA MONICA BLVD, LOS ANGELES, CA 90025 This business is conducted by: a Corporation The registrant commenced to transact business under the fictitious business name or names listed above on 10/2024 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). NO MORE TEARS PRODUCTIONS, INC S/ ABIGALE L. MILLER, PRESIDENT This statement was filed with the County Clerk of Los Angeles on 06/05/2025 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the 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). 6/25, 7/2, 7/9, 7/16/25
DC-3867033#
<b>FICTITIOUS BUSINESS NAME STATEMENT</b> File No. 2025115410 The following person(s) is (are) doing business as: PROGRAM BOOK, 11316 SANTA MONICA BLVD, LOS ANGELES, CA 90025, County of LOS ANGELES; Registered owner(s): ABIGALE L. MILLER, 11600 WASHINGTON PLACE STE 105, LOS ANGELES, CA 90066 This business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on N/A I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)). S/ ABIGALE L. MILLER, OWNER This statement was filed with the County Clerk of Los Angeles on 06/05/2025 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 6/25, 7/2, 7/9, 7/16/25
DC-3815174#
<b>CITATION</b> (WIC 366.26 HEARING) Court No. CK97828C Superior Court of California County of Los Angeles JUVENILE COURT In the matter of: JACOB CAMPOS

To JAIME VICTOR MEJIA GONZALES JR., AKA JAIME VICTOR MEJIA GONZALES, AKA JAIME VICTOR MEJIA JR., AKA JAIME V. MEJIA (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 406 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 08/26/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)). D a t e d 0 6 / 2 3 / 2 0 2 5 D A V I D S L A Y T O N , E X E C U T I V E O F F I C E R , Clerk of the Superior Court By DEEDEE BAUM, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143 Attorney(s) for Los Angeles County Department of Children and Family Services 6/25, 7/2, 7/9, 7/16/25
DC-3941883#
<b>REQUEST FOR INFORMATION &amp; 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</b>
DC-3934366#
<b>CITATION</b> (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 Elizabet Villa aka Elizabeth Alvarado aka Elizabeth Villa Alvarado aka Elizabeth Villaa aka Elizabeth Villalavarado 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#
<b>PROBATE</b>
<b>NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. 23STPB12111</b> In the Superior Court of the State of California, for the County of LOS ANGELES In the Matter of the Estate of JERRY FRANK LOVAROV a.k.a. JERRY F. LOVAROV a.k.a. JERRY LOVAROV , 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 8TH day of JULY, 2025, at the office of COMPASS; 21250 HAWTHORNE BLVD., #750, TORRANCE, CA 90503: ATTENTION: JESSE DOUGHERTY 310-230-5478, 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 LONG BEACH, County of LOS ANGELES, State of California, particularly described as follows: LOT 153 OF TRACT NO. 12529, AS PER MAP RECORDED IN BOOK 256, PAGES 18 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N. 7203-008-033 More commonly known as: 3260 OREGON AVENUE, LONG BEACH, CA 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. Three 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 JUNE 23, 2025



(213) 229-5500

ANNELISE HITCHMAN & BRUCE HITCHMAN  
Personal Representatives of the Estate.  
Attorney(s) at Law:  
PETTLER, MILLER & ALDOVER, LLP  
3465 TORRANCE BLVD., SUITE D  
TORRANCE, CA 90503  
310-543-1616  
6/25, 6/26, 7/2/25

DC-3941694#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DAWN MAUREEN MATTHEWS CASE NO. 25STPB07004**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Dawn Maureen Matthews  
A PETITION FOR PROBATE has been filed by Penny M. Russo in the Superior Court of California, County of Los Angeles.  
THE PETITION FOR PROBATE requests that Penny M. Russo 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 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 07/28/2025 at 8:30 am in Dept. 4 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:  
Steven G. Grossmann, Esq., SBN 162044  
455 E. Thousand Oaks Blvd., Suite 101  
Thousand Oaks, CA 91360  
Telephone: (805) 497-8311  
6/25, 6/26, 7/2/25

DC-3941643#

**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: ELITA DISGALVIS CASE NO. 24STPB09785**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ELITA DISGALVIS.  
AN AMENDED PETITION FOR PROBATE has been filed by HENRY MUNIZ in the Superior Court of California, County of LOS

ANGELES.  
THE AMENDED PETITION FOR PROBATE requests that HENRY MUNIZ be appointed as personal representative to administer the estate of the decedent.  
THE AMENDED 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 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 in this court as follows: 07/11/25 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:  
DONALD IWUCHUKWU, ESQ. - SBN 181726  
LAW OFFICES OF DONALD IWUCHUKWU  
2600 W. OLIVE AVENUE, 5TH FLOOR  
BURBANK CA 91505  
Telephone (818) 333-5035  
6/24, 6/25, 7/1/25

DC-3941089#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SYLVIA C. PRICE AKA SYLVIA CLAIRE PRICE AKA SYLVIA PRICE CASE NO. 25STPB06997**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SYLVIA C. PRICE AKA SYLVIA CLAIRE PRICE AKA SYLVIA PRICE.

A PETITION FOR PROBATE has been filed by ELISA RUBIN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ELISA RUBIN be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.  
THE PETITION requests authority

to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)  
The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 07/21/25 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  
BRADFORD S. COHEN - SBN 110347  
VATCHE J. ZETJIAN - SBN 265473  
JEFFER MANGELS BUTLER MITCHELL LLP  
1900 AVENUE OF THE STARS 7TH FLOOR  
LOS ANGELES CA 90067  
Telephone (310) 203-8080  
6/24, 6/25, 7/1/25

DC-3940996#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: TRINIDAD GALLEGOS RODRIGUEZ AKA TRINIDAD G. RODRIGUEZ AKA TRINIDAD GALLEGOS DE RODRIGUEZ CASE NO. 25STPB06792**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TRINIDAD GALLEGOS RODRIGUEZ AKA TRINIDAD G. RODRIGUEZ AKA TRINIDAD GALLEGOS DE RODRIGUEZ.  
A PETITION FOR PROBATE has been filed by MONICA A. RODRIGUEZ in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MONICA A. RODRIGUEZ 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. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner  
CHADWICK C. BUNCH, ESQ. - SBN 234011  
PALMIERI, TYLER, WIENER, WILHELM & WALDRON LLP  
1900 MAIN STREET, SUITE 700  
IRVINE CA 92614  
Telephone (949) 851-9400  
BSC 227014  
6/18, 6/19, 6/25/25

DC-3939206#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ANGELA MCCLAIR CASE NO. 25STPB05346**

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

A PETITION FOR PROBATE has been filed by REGINA MCCLAIR in the Superior Court of California, County of LOS ANGELES.  
THE PETITION FOR PROBATE requests that REGINA MCCLAIR 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: 07/10/25 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  
J. OWEN MURRIN - SBN 75329  
MURRIN LAW FIRM  
7040 E. LOS SANTOS DRIVE  
LONG BEACH CA 90815  
Telephone (562) 342-3011  
6/18, 6/19, 6/25/25

DC-3939069#

**NOTICE OF HEARING ON PETITION TO DETERMINE CLAIM TO PROPERTY**

CASE NUMBER: 25STPB03106  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

IN THE MATTER OF: THE MASSARIK FAMILY TRUST, Trust  
A petition has been filed asking the court to determine a claim to the property identified in 3, and a hearing on the petition has been set. Please refer to the petition for more information.

If you have a claim to the property described in 3, you may attend the hearing and object or respond to the petition. If you do not want to attend the hearing, you may also file a written response before the hearing.  
If you do not respond to the petition or attend the hearing, the court may make orders affecting ownership of the property without your input.

1. NOTICE is given that: Petitioner, Susan M. Aslan has filed a petition entitled VERIFIED PETITION FOR: (1) DETERMINING TITLE TO AND REQUIRING TRANSFER OF PROPERTY TO TRUST AND FOR DOUBLE DAMAGES (2) FOR DAMAGES UNDER PENAL CODE§ 496 (3) CANCELLATION OF INSTRUMENT AND QUIET TITLE (4) FOR AN ACCOUNTING (5) ORDER FOR SUSPENSION, REMOVAL AND REPACEMENT OF TRUSTEE (6) UNDUE INFLUENCE (7) UNJUST ENRICHMENT (8) FINANCIAL ELDER ABUSE (9) ORDER PREVENTING RESPONDENT FROM USING TRUST OR ESTATE ASSETS TO DEFEND THIS ACTION (10) FOR ORDER COMPELLING PARTIES TO ATTEND MEDIATION; AND (11) DETERMINATION THAT THE 2013 AMENDMENT IS VOID AND TO IMPOSE A CONSTRUCTIVE under Probate Code section 850 asking for a court order determining a claim or claims to the property described in 3.  
2. A HEARING on the petition will be held as follows: July 28, 2025 at 8:30 AM in Dept 99 located at 111 North Hill Street, Los Angeles, CA 90012  
3. The property that is the subject of the petition is: Real property located at: 6245 Scenic Avenue, Hollywood, California 90068  
Real property located at: 4411 Los Feliz Blvd., #101, Los Angeles, California 90027  
Real property located at: 4455 Los Feliz Blvd., #1101, Los Angeles, California 90027  
4. In addition to seeking to recover the property described in 3, the petition also alleges and seeks relief for bad faith conduct, undue influence in bad faith, or elder or dependent adult financial abuse. The petition describes these allegations in detail. Based on the allegations, the petition seeks to recover twice the value of the property described in 3 and requests that the court award attorney's fees and costs to the petitioner. (Prob. Code, § 859.)  
Requests for Accommodations  
Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.)

ATTORNEY:  
Greg Aslanian, Esq. – SBN 269824  
Trust Law Partners, LLP  
275 E. California Blvd.  
Pasadena, CA 91106  
Telephone No: (626) 956-3500 Fax No: (626) 206-0602  
gaslanian@trustlawpartners.com  
Attorney For: Petitioner, Susan M. Aslan  
6/11, 6/18, 6/25, 7/2/25

DC-3936029#

FAX (213) 229-5481

**PUBLIC AUCTION/SALES**

**NOTICE OF PUBLIC SALE**  
Pursuant to Business and Professions Code Secs. 21700-21707, notice is hereby given that a public lien sale of the following described personal property will be held on 07.09.2025 11:00 am. The sale will be conducted at: Laurel Canyon Self Storage 10864 Laurel Canyon Blvd San Fernando CA 91340, County of Los Angeles, State of California. The items to be sold are generally described as: Furniture, clothing, tools and/or other household items, boxes, bikes/toys, miscellaneous items, personal or business. Auctioneer: Lindsey Climer, Bond: 4120409 stored by the following persons.  
Name of Account/Space Number: Space Number 2154 Everardo Vargas Valencia, Space Number 3139 Eric Joseph Kolacinski, 3199 Marcela B. Valencia, Space Number 4108-4152 Gina Marie Fiorello, Space Number 11138 Nicolas Flores Navarro, Space Number 11163 Everardo Vargas Valencia, 11164 Ezequiel Ramirez Solano & Francisco Javier Carlos Perez Solano, Space Number 11197 Torvalds Gubins, Space Number 11198 Torvalds Gubins.  
Sales subject to prior cancellations in the event of settlement between owner and obligated party.  
Dated: 06/25/2025 07/02/2025  
6/25, 7/2/25

DC-3942222#

Advertisement is hereby given that the below storage facility(s) will sell on or after Monday the 30th day of June 2025 at 10:00 AM, with bidding to take place on lockerfox.com the following liened property, SecurCare Self Storage, 12024 Center St, South Gate, CA, 90280  
**David Vedder, Martha Reyes, Daisy De La O Nunez, Lorenzo Wyche, Brandon Jaquise Brown**  
6/25/25

DC-3941939#

Advertisement is hereby given that the below storage facility(s) will sell on or after Monday the 30<sup>th</sup> day of June, 2025 at 10:00 AM, with bidding to take place on lockerfox.com the following liened property, SecurCare Self Storage, 12336 Carson St, Hawaiian Gardens, CA, 90716  
**Makaila Mabry JESSE RAMIREZ Ashley Carrillo**  
6/25/25

DC-3941936#

Advertisement is hereby given that the below storage facility(s) will sell on or after June, 30<sup>th</sup> 2025 at 10:00 AM, with bidding to take place on lockerfox.com the following liened property, SecurCare Self Storage, 7752 Jackson St, Paramount, CA, 90723  
**Claudia Rodriguez**  
6/25/25

DC-3941934#

**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, July 2, 2025 to wit:**  
YEAR MAKE VIN LIC# STATE  
15 KIA 5XXGM4A74FG483408 9ECW115 CA  
17 AUDI WAUANAF4XHN013016 DS56341 CA  
19 VOLK 3VV3B7AX9KM005436 8HFU752 CA  
25 NISS 3N1AB8CV6SY222039 24 HYUN 5NMP54GL15H071573  
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  
18 HYUT 3FH3V532C3JT327001 59370 OR  
01 STHT 1DW1A53221S435419 4RZ6025 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  
20 HOND 19XFC1F3XLE204406 8SCU349 CA  
To be sold by: LA'S BESTWAY TOWING, 6815 S CRENSHAW BL LOS ANGELES, LOS ANGELES COUNTY, CA 90043 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
18 DODG 2C3CDXCT8JH236946 8HJU156 CA  
To be sold by: ON STAR TOWING & RECOVERY, 1521 CHAPIN RD UNIT C MONTEBELLO, LOS ANGELES COUNTY, CA 90640 (10:00 AM)  
**Thursday, July 3, 2025 to wit:**  
YEAR MAKE VIN LIC# STATE  
10 CHRY 2A4RRD512AR270605 6XCF878 CA  
To be sold by: CERRITOS NISSAN, 18707 STUDEBAKER ROAD



(213) 229-5500

CERRITOS, LOS ANGELES COUNTY, CA 90703 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
17 FORD 1FMSK7D86HGD55553 8WCE283 CA  
To be sold by: EL SHADDAI AUTO COLLISION, 7853 S WESTERN AVE LOS ANGELES, LOS ANGELES COUNTY, CA 90047 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
24 NISS 1N4BL4CV1RN423478  
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  
23 TOYT 4T1KZ1AK2PU080713 9FJS720 CA  
To be sold by: NEW LIFE AUTOBODY, 2330 S LA BREA AVE LOS ANGELES, LOS ANGELES COUNTY, CA 90016 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
21 RAM 1C6SRFU99MN905301 3113453 CA  
To be sold by: PRECISION AUTOCRAFT CENTER, 141 E ARROW HWY GLENORA, LOS ANGELES COUNTY, CA 91740 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
18 BMW WBA8E1C52JA159595 22 DODG 2C3CDZKGXNH247694 9PYA743 CA  
To be sold by: HISHAM'S TOWING, 14201 S HALLDALE AVENUE GARDENA, LOS ANGELES COUNTY, CA 90249 (10:00 AM)  
YEAR MAKE VIN LIC# STATE  
62 CAD1 626239 UCC1308 LA 13 BMW WBALW7C5ODDX58279 10 DODG 2B3CA5CT3AH171952 6PVJ246 CA  
19 JAGU SAJAS4FX8KCP52946 8JBE323 CA  
To be sold by: KELMARK TOW, 620 E 111TH PL LOS ANGELES, LOS ANGELES COUNTY, CA 90059 (09:00 AM)  
YEAR MAKE VIN LIC# STATE  
16 CAD1 1G6A15S63G0171144 16 HOND 19XFC1F35GE0035370 15 TOYT 4T1BF1FK7FU934871 8BRD174 CA  
To be sold by: US TOW (GAR), 14107 S WESTERN AVE GARDENA, LOS ANGELES COUNTY, CA 90249 (02:00 PM)  
YEAR MAKE VIN LIC# STATE  
16 CHEV 1G1ZB5ST5GF355977 7VID414 CA  
16 FORD 1FATP8UH8G5257448 8WQH619 CA  
16 BMW WBA8E9G52GNT88370 8HTF777 CA  
To be sold by: US TOW (HAW), 14107 S WESTERN AVE GARDENA, LOS ANGELES COUNTY, CA 90249 (02:00 PM)  
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.  
6/25/25

DC-3941155#

**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 8th day of July 2025 the following vehicles to wit:  
YEAR/ MAKE/ MODEL/ V.I.N./ LIC/ ST  
2017 KIA FORTE 3KPFL4A73HE016040 8EMH897 CA  
2011 TOYT PRERNE R  
5FTFU4GN3BX002538 83572M2 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 18th day of June 2025  
Carlos R Mejia  
6/25/25

DC-3940241#

**NOTICE OF PUBLIC LIEN SALE**  
**Business and Professions Code Sec. 21700-21707**  
Notice is hereby given by the undersigned that a public lien sale of the following described personal property will be held at the hour of: **11 AM**date: **JULY 11<sup>th</sup>, 2025**, County of: Los Angeles, State of: California.  
**The property is stored at the DOWNTOWN MINI-WAREHOUSE located at 1050 W. WASHINGTON BL LOS ANGELES, CA 90015 (213) 747-6600**  
The items to be sold are generally described as follows: Furniture, Clothing, Tools and/or Other Household items stored by the following persons:  
NAME OF ACCOUNT DESCRIPTION  
**Daniel Holbus Medical Equipment**  
**Zuleyma Recinos Furniture/Household Items**  
**Rene Quevedo Construction Tools/ Materials**  
**Victor Soto Household Items/ Miscellaneous**  
DATE: **06/17/25** MANAGER: **Oscar Moreno**  
This notice is given in accordance with the provision of Section 21700 et seq. of

the Business and Professions code of the State of California. Sales Subject to prior cancellation in the event of settlement between owner and obligated party  
6/25, 7/2/25

DC-3939787#

**NOTICE OF PUBLIC LIEN SALE**  
**BUSINESS & PROFESSIONS CODE 21700**  
Notice is hereby given that the undersigned intends to sell the personal property Described below to enforce a lien imposed on said property pursuant to the California Self-Storage Facility Act (Business and Professions Code 21700-21718). The undersigned reserves the right to refuse any and all bids. All rights to damages by reason of a deficiency on this resale and incidental damages, and any and all other appropriate remedies are hereby reserved. The undersigned will sell at public sale by competitive bidding on July 2, 2025, at 11:00 AM at Price Self Storage National Blvd LLC at: 10151 National Blvd Los Angeles CA 90034 The Personal property heretofore stored with the undersigned by:  
1134-Hackett, Rory  
1188-Goldstein, Matthew  
1323-Luber, David  
1326-Luber, David  
1369-Harris Pollard, Glinda  
2105-Wilcox, Ingrid Y  
2473-Sousa, Corey  
3092-Svellingen, Norvald  
3130-Lesley, Ericka  
3181-Keshmir, Dylan  
3472-Gimmestad, Joseph  
General Description of Goods: Furniture, clothing, tools and/or other household items, boxes, personal or business.  
This notice is given in accordance with the provisions of Section 21700 et seq. of Auctioneer's name: American Auctioneers, Dan Dotson & Associates (800) 838-7653 Bond #FS863-20-14  
6/18, 6/25/25

DC-3939516#

**NOTICE OF PUBLIC LIEN SALE**  
**BUSINESS & PROFESSIONS CODE 21700**  
Notice is hereby given that the undersigned intends to sell the personal property Described below to enforce a lien imposed on said property pursuant to the California Self-Storage Facility Act (Business and Professions Code 21700-21718). The undersigned reserves the right to refuse any and all bids. All rights to damages by reason of a deficiency on this resale and incidental damages, and any and all other appropriate remedies are hereby reserved. The undersigned will sell at public sale by competitive bidding on July 2, 2025 at 12:00 PM at Price Self Storage West LA LLC at: 3430 S. La Brea Ave. Los Angeles CA 90016 The Personal property heretofore stored with the undersigned by:  
1045-Jones, Angela L  
1054-Jones, Angela L  
2460-Smith, Willie Lee P  
2529-Colquit, Michelle  
2530-Echols, Angela  
2567-Brackett, Waunra  
3206-Denise Woodard (Woodard, Denise)  
3215-Abundiz, Rose Mary Citalalt  
3263-Balley, Keoma  
4114-Williams, Lorenzo  
4208-Gibson, Glynda Yvonne  
4220-Holdings, Baldwin  
4273-Randall, Tomi  
4307-Washington, Kathrynne  
6411-Peebles, Lenora  
6802-Adkins, Linda L  
6838-Willis, Barry J  
7520-Lakes, Jerica  
7841-Plummer, Zarreah J  
8104-Winston Jefferson (Jefferson, Winston)  
8215-Bautista, Oscar E  
General Description of Goods: Furniture, clothing, tools and/or other household items, boxes, personal or business.  
This notice is given in accordance with the provisions of Section 21700 et seq. of Auctioneer's name: American Auctioneers, Dan Dotson & Associates (800) 838-7653 Bond #FS863-20-14  
6/18, 6/25/25

DC-3939514#

**NOTICE OF PUBLIC LIEN SALE**  
**BUSINESS & PROFESSIONS CODE 21700**  
Notice is hereby given that the undersigned intends to sell the personal property Described below to enforce a lien imposed on said property pursuant to the California Self-Storage Facility Act (Business and Professions Code 21700-21718). The undersigned reserves the right to refuse any and all bids. All rights to damages by reason of a deficiency on this resale and incidental damages, and any and all other appropriate remedies are hereby reserved. The undersigned will sell at public sale by competitive bidding on July 2, 2025 at 9:00AM at Price Self Storage Azusa Blvd LLC, at: 1110 W. Foothill Blvd Azusa, CA 91702 The Personal property heretofore stored with the undersigned by:  
2249-Lowry, Adrien  
2262-Crosby, David  
3021-Bomfiglio, Melissa  
3063-Henshaw, Kevin  
5113-Ochoa, Raymond  
7172-Ortega, Raul

General Description of Goods: Furniture, clothing, tools and/or other household items, boxes, personal or business.  
This notice is given in accordance with the provisions of Section 21700 et seq. of Auctioneer's name: American Auctioneers, Dan Dotson & Associates (800) 838-7653 Bond #FS863-20-14  
6/18, 6/25/25

DC-3939511#

**Notice of Sale of Automobile**  
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 address below on: 07/04/25  
Year Make & Model VIN License# (State)  
2007 MBZ S 550  
VIN# WDDNG71X37A136400  
PLATE: 6ANL502  
2022 ALFA ROMEO  
VIN# ZARFAMAN3N7653676  
PLATE: 9AQA685  
2018 CHEVY TRAVERS  
VIN# 1GNERFKW6JJ102647  
PLATE: 8YRV995  
2021 NISS VERSA  
VIN# 3N1CN8DV5ML911486  
PLATE: 9M5H281  
To be sold by: EURO COLLISION CENTER 13313 SHERMAN WAY F N. HOLLYWOOD, CA 91605  
Said sale is for the purpose of satisfying lien for TOW AND STORAGE together with costs of advertising an expenses of sale.  
6/25/25

DC-3939120#

## TRUSTEE SALES

T.S. No.: 2024-00284 APN: 2536-003-021 Property Address: 11080 De Foe Ave., Pacoima, CA 91331 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/11/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**  
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Armen Kovalenko Duly Appointed Trustee: Sokolof Remtulla Recorded 10/16/2023 as Instrument No. 20230704257 in book -- page -- of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 7/16/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$18,365.89 Street Address of real property: 11080 De Foe Ave Pacoima, CA 91331 A.P.N.: 2536-003-021 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance

company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 2024-00284. 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 TENANTS:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case 2024-00284 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: 6/20/2025 Sokolof Remtulla 2301 Dupont Drive, Suite 505 Irvine, CA 92612 Sale Line: 866-266-7512 Deziray Scotia, Junior Trustee Sale Officer EPP 44164 Pub Dates 06/25, 07/02, 07/09/2025 6/25, 7/2, 7/9/25

DC-3941030#

T.S. No. 25-72431 APN: 6035-007-013 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/23/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**  
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: TREVAR ALLEN EGANS, A SINGLE MAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 8/2/2021, as Instrument No. 2021184547, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/16/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$574,802.29 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 1957 WEST 81ST STREET LOS ANGELES, CALIFORNIA 90047 Described as follows: As more fully described on said Deed of Trust. A.P.N #.: 6035-007-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address or

other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-72431. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-72431 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 6/20/2025 ZBS LAW, LLP , as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44163 Pub Dates 06/25, 07/02, 07/09/2025 6/25, 7/2, 7/9/25

DC-3940966#

T.S. No. 25-73430 APN: 4246-021-009 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/5/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**  
A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding

title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: DAVID EPSTEIN AND SUSAN EPSTEIN, WHO ARE MARRIED TO EACH OTHER Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 10/18/2005, as Instrument No. 05 2508727, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/16/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$117,613.68 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 3710 STEWART AVENUE LOS ANGELES, CALIFORNIA 90066 Described as follows: LOT 67, OF TRACT NO. 7626, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 101 PAGES 89 TO 91 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N #.: 4246-021-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-73430. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the 25-73430 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 6/20/2025 ZBS LAW, LLP , as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920



(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

For Sale Information: (866) 266-7512 [www.elitepostandpub.com](http://www.elitepostandpub.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44161 Pub Dates 06/25, 07/02, 07/09/2025 6/25, 7/2, 7/9/25

DC-3940949#

NOTICE OF TRUSTEE'S SALE Title No. 8790094 ALS No. 2024-4171 YOU ARE IN DEFAULT OF A LIEN, DATED 05/31/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 07/15/2025, at 10:00 AM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 06/04/2024, as instrument number 20240361904, of the official records of Los Angeles County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766. The street address and other common designations, if any, of the real property described above is purported to be: 10445 Wilshire Blvd #904, Los Angeles, California 90024 Assessor's Parcel No. 4360-029-187 The owner(s) of the real property is purported to be: Moussa Moradieh Kashani, an unmarried man The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. 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 \$90,897.81. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. 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 the 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 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case 2024-4171. 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 schedule 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 (Nationwide Posting and Publication), or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2024-4171 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 fifteen (15) days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than forty-five (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 beneficiary of said Lien hereto 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 has been recorded. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. Date: 05/21/2025 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: B. Gladous, Trustee Officer DC0475154 To: DAILY COMMERCE 06/25/2025, 07/02/2025, 07/09/2025 6/25, 7/2, 7/9/25

DC-3940844#

APN: 2169-023-063 Order: 15953592 TS-250320 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/25/2019 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 Cedric L. Price, an unmarried man Recorded on 5/02/2019 as Instrument No. 20190398681, 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 3/20/2025 as Instrument No. 20250177573 of said Official Records, WILL SELL on 7/15/2025 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: 5096 Llano Drive, Los Angeles (Woodland Hills area), 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: \$5,395,926.67 (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](http://www.nationwideposting.com), using the file number assigned to this case 250320 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](http://www.nationwideposting.com), using the file number assigned to this case 250320 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 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) 297-6400 DATE: 6/18/2025 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer DC0475795 To: DAILY COMMERCE 06/25/2025, 07/02/2025, 07/09/2025 6/25, 7/2, 7/9/25

DC-3940827#

Title Order No.: 95531109 Trustee Sale No.: NR-53449-CA Ref No.: Indian Falls Estates APN No.: 2821-025-088 NOTICE OF TRUSTEE'S SALE (Notice Of Lien Sale Of Real Property Upon Lien For Homeowner's Association Dues) (California Civil Code §§ 5700 And 5710) YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 11/28/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. THIS PROPERTY IS BEING SOLD SUBJECT TO THE RIGHT OF REDEMPTION CREATED IN CALIFORNIA CIVIL CODE SECTION 5715(b). On 7/23/2025 at 11:00 AM, Nationwide Reconveyance, LLC AS the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 12/16/2022 as Document No. 20221176905 Book XX Page XX of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: Cipriano Espino and Josefina Espino, Husband and Wife as Joint Tenants and described as follows: As more fully described on the referenced Assessment Lien WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: BEHIND THE FOUNTAIN LOCATED IN CIVIC

CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: 2821-025-088 The street address and other common designation, if any of the real property described above is purported to be: Lot 49 of Tract No. 42353 Chatsworth Area, CA VACANT LAND The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$39,081.38 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale The claimant, Indian Falls Estates Homeowners' Association, Inc. under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 986-9342 or visit this Internet Web site [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case NR-53449-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. PLEASE NOTE THAT WE ARE A DEBT COLLECTOR Date: 6/18/2025 Nationwide Reconveyance, LLC For Sales Information Please Call (714) 986-9342.By: Rhonda Rorie, Trustee (TS# NR-53449-ca SDI-34281) 6/25, 7/2, 7/9/25

DC-3940433#

T.S. No.: 25-13774 Loan No.: \*\*\*\*\*9364 APN.: 7415-003-012 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/28/2023. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/16/2025 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST dated 3/28/2023 ("Deed of Trust") recorded on 3/30/2023, as Document No. 20230202410 in book , page , of Official Records in the Office of the Recorder of Los Angeles County, California, executed by MEGAN RUSSO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY ("Truster") , as trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), AS BENEFICIARY, AS NOMINEE FOR JET MORTGAGE A DBA OF HOME MORTGAGE ALLIANCE CORPORATION 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 and now held by it under the DEED OF TRUST in the property situated in said County, California, describing the land therein: LOT 12 IN BLOCK 4 OF TRACT 5022. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56, PAGE(S) 18 AND 19 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N.: 7415-003-012 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: 1022 WEST MAURETANIA STREET, WILMINGTON AKA LOS ANGELES, California 90744 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 \$442,048.99 . 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 25-13774. 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: 6/16/2025 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#25-004007 6/25, 7/2, 7/9/25

DC-3939818#

File No. 48159209 Corrective Notice Of Trustee's Sale This Corrective Notice of Trustee's Sale is made to amend the sale date, sale time, and place of sale on the Notice of Trustee's Sale recorded on June 12, 2025, as Doc No.20250395106, in the official records of Los Angeles County, California You Are In Default Under A Deed Of Trust Dated December 20, 2022. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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: Walter Elymy Castillo SR, A Single Man Duly Appointed Trustee: IDEA Law Group, PC Recorded December 30, 2022 as Instrument No. 20221209694 Book and Page of Official Records in the office of the Recorder of Los Angeles County, California. Street Address or other common designation of real property: 906 E 109th St Los Angeles, CA 90059 A.P.N.: 6071-016-014 Date of Sale: July 10, 2025 at 09:00 AM Place of Sale: Doubletree Hotel Los Angeles- Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Vineyard Ballroom Amount of unpaid balance and other charges: \$941,826.90, 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 (800) 280-2832 or visit this Internet Website <https://www.auction.com>, using the file number assigned to this case 48159209. 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



(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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 (800) 280-2832 or visit this Internet Website https://www.auction.com, using the file number assigned to this case 48159209 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: June 11, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (800) 280-2832 Sale Website: https://www.auction.com /s/ 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. 11 6/18, 6/25, 7/2/25

DC-3939168#

T.S. No. 25-73139 APN: 2513-022-024 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/20/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: FRANCISCO REYES and YOLANDA REYES, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 4/30/2007, as Instrument No. 20071030375, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/9/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$24,294.64 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 12626 COMETA AVENUE SAN FERNANDO, California 91340-1208 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 2513-022-024 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may

be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-73139. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 25-73139 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 6/13/2025 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44090 Pub Dates 06/18, 06/25, 07/02/2025 6/18, 6/25, 7/2/25

DC-3938638#

T.S. No. 25-73441 APN: 2204-005-013 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/15/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JAN CONTRERAS, A SINGLE WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 1/24/2024, as Instrument No. 20240051610, of Official Records in the office of the Recorder

of Los Angeles County, California, Date of Sale :7/9/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$91,295.09 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 17124 WILLARD ST VAN NUYS, CALIFORNIA 91406 AKA: 17124 WILLARD ST LOS ANGELES CITY, CALIFORNIA 91406 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 2204-005-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-73441. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 25-73441 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 6/13/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44089 Pub Dates 06/18, 06/25, 07/02/2025 6/18, 6/25, 7/2/25

DC-3938636#

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 23-0193 Loan No.: Stern Other: 15950170 APN: 4333-020-041 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/30/2023. 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 Law Offices of Richard G. Witkin APC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by THE STERN FAMILY TRUST, dated February 16, 2017, recorded 12/06/2023 as Instrument No. 20230848040 in book n.a., page n.a. of Official Records in the office of the County Recorder of Los Angeles County, State of California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 12/18/2023, as Instrument No. 20230883698 of said Official Records, WILL SELL on 07/08/2025 at 10:00 AM In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 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 as: The property address and other common designation, if any, of the real property described above is purported to be: 8642 Gregory Way, Unit 202, Los Angeles, CA 90035 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 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: \$560,964.32\* The actual opening bid may be more or less than this amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the 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 of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. 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 23-0193. 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, 23-0193 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 AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDEPOSTING.COM OR CALL (916) 939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE: (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. (5) NEW – SEVERAL CITIES IN CALIFORNIA, INCLUDING THE CITY OF LOS ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE, NEW TRANSFER TAXES ON SALES OF CERTAIN HIGH VALUE PROPERTIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOUSANDS OF DOLLARS OR EVEN MORE. AS A CONDITION OF THIS SALE, THESE TAXES WILL NOT BE PAID BY THE FORECLOSING LENDER NOR BY THE FORECLOSURE TRUSTEE. THESE TAXES, IF AND WHEN CHARGED, ARE THE RESPONSIBILITY OF THE SUCCESSFUL PURCHASER AT THE FORECLOSURE SALE. This communication may be considered as being from a debt collector. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. Date: 06/11/2025 Law Offices of Richard G. Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: April Witkin, Trustee Officer DC0475546 To: DAILY COMMERCE 06/18/2025, 06/25/2025, 07/02/2025 6/18, 6/25, 7/2/25

DC-3938282#

NOTICE OF TRUSTEE'S SALE T.S. No.: 2025-06277 A.P.N.: 5075-018-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/3/2023. 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 TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: HEROES WORK HERE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925)272-4993 Deed of Trust Recorded 10/16/2023 as Instrument No. 20230703925 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, to be sold: Date of Sale: 7/9/2025 at 11:00 AM Place of Sale: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$712,944.23, Street Address or other common designation of real property: 1714 SOUTH BERENDO STREET LOS ANGELES, CA 90006 A.P.N.: 5075-018-008 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-683-2468 option 1 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2025-06277. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-683-2468 option 1, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 2025-06277 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



(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

professional immediately for advice regarding this potential right to purchase. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Date: 6/11/2025 Entra Default Solutions, LLC Marisa Vidrine, Foreclosure SpecialistA-4845688 06/18/2025, 06/25/2025, 07/02/2025 6/18, 6/25, 7/2/25

DC-3938171#

T.S. No. 131958-CA APN: 5144-028-002 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/7/2019, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 7/24/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/13/2019 as Instrument No. 20190950286 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: DARREN H. MIYATA, AN UNMARRIED MAN 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 ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 645 W 9TH ST 601, LOS ANGELES, CA 90015 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: \$201,968.70 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.clearconcorp.com, using the file number assigned to this case 131958-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.clearconcorp.com, using the file number assigned to this case 131958-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 6/25, 7/2, 7/9/25

DC-3937319#

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 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://prestigeopastandpub.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 advice 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 (877) 440-4460 or visit this Internet website www.mkconsultantsinc.com, using the file number assigned to this case 240808384. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice

To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 240808384 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 6/3/2025 Total Lender Solutions, Inc., DBA Mortgage Lender Services, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description The East 78 Feet Of Lot 9 Of Tract 10767, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 184, Pages 5 And 6 Of Maps, In The Office Of The County Recorder Of Said County. 6/11, 6/18, 6/25/25

DC-3935352#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-25020849 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/5/2004. 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-25020849. 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 ARNOLD PARRA AND DANIELLA LEE PARRA, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustors, recorded on 11/10/2004, as Instrument No. 04 2917043, 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



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DC-3931484#

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