

(213) 229-5500

FAX (213) 229-5481

BULK SALES

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 003617-HH
(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: REBECCA YOOMI KIM, 16060 VENTURA BLVD., SUITE 110, ENCINO, CA 91436
(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: RVA COLLECTIVE GROUP LLC, 20272 CHIANTI CT, YORBA LINDA, CA 92886
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE of that certain business located at: 16060 VENTURA BLVD., SUITE 110, ENCINO, CA 91436
(6) The business name used by the seller(s) at said location is: BIZZY BOX
(7) The anticipated date of the bulk sale is JULY 24, 2025 at the office of: TOP ESCROW, 3600 WILSHIRE BLVD., SUITE 914, LOS ANGELES, CA 90010, Escrow No. 003617-HH, Escrow Officer: HARRY HWANG
(8) Claims may be filed with Same as "7" above
(9) The last date for filing claims is: JULY 23, 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 24, 2025
TRANSFEREES: RVA COLLECTIVE GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
ORD-3926330 DAILY COMMERCE 7/8/25

DC-3945309#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25STCP02452
Superior Court of California, County of LOS ANGELES
Petition of: ERIKA JENNIFER QUIROZ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ERIKA JENNIFER QUIROZ filed a petition with this court for a decree changing names as follows:
EDGARD ERNESTO FAGOAGA QUIROZ to EDGARD JOSE ROBLES QUIROZ
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: DEC 05 2025, Time: 8:30 AM, 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: JUL 02 2025
VIRGINIA KEENY
Judge of the Superior Court 7/8, 7/15, 7/22, 7/29/25

DC-3945808#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25STCP02442
Superior Court of California, County of LOS ANGELES
Petition of: LILLIAN PEARL SANDERS for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner LILLIAN PEARL SANDERS filed a petition with this court for a decree

changing names as follows:
LILLIAN PEARL SANDERS to LILY PEARL SANDERS
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: 12/05/2025, Time: 8:30 AM, Dept.: 45, Room: 529
The address of the court is 111 NORTH HILL STREET LOS ANGELES 90012 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 07/01/2025
VIRGINIA KEENY
Judge of the Superior Court 7/8, 7/15, 7/22, 7/29/25

DC-3945726#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25PSCP00348
Superior Court of California, County of LOS ANGELES
Petition of: Maria Teresa Serrano Garcia for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Maria Teresa Serrano Garcia filed a petition with this court for a decree changing names as follows:
Maria Teresa Serrano Garcia to Maria Teresa Ozeda
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: 08/29/25, Time: 09:00 am, Dept.: L
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: 06/24/2025
Bryant Y. Yang/Judge
Judge of the Superior Court 7/8, 7/15, 7/22, 7/29/25

DC-3945660#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25STCP01118
Superior Court of California, County of Los Angeles
Petition of: Mirna Carolina Rodriguez for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Mirna Carolina Rodriguez filed a petition with this court for a decree changing names as follows:
Mirna Carolina Rodriguez to Mirna Carolina Sounidy
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: 8/1/25, Time: 8:30 am, 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: 4/3/25
Virginia Keeny
Judge of the Superior Court 7/8, 7/15, 7/22, 7/29/25

DC-3945489#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25SMCP00366
Superior Court of California, County of LOS ANGELES
Petition of: MARIA CHRISTINA PARENTE NARCISO for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner MARIA CHRISTINA PARENTE NARCISO filed a petition with this court for a decree changing names as follows:
MARIA CHRISTINA PARENTE NARCISO to CHRISTINA PARENTE NARCISO WITT
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.: 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: 6/26/2025
HON. LAWRENCE CHO
Judge of the Superior Court 7/8, 7/15, 7/22, 7/29/25

DC-3945445#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25STCP01902
Superior Court of California, County of LOS ANGELES
Petition of: RONALD PHILLIPS for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner RONALD PHILLIPS filed a petition with this court for a decree changing names as follows:
RONALD PHILLIPS to BARRY KIRK REED
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 27, 2025, Time: 8:30A, 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 21, 2025
VIRGINIA KEENY
Judge of the Superior Court 6/24, 7/1, 7/8, 7/15/25

DC-3941564#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CMCP00116
Superior Court of California, County of LOS ANGELES
Petition of: SONIA MARIA FLORES for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SONIA MARIA FLORES filed a petition with this court for a decree changing names as follows:
SONIA MARIA FLORES to SONJA MARIE FLORES
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: 8/21/2025, Time: 8:30AM, Dept.: E, Room: 1004
The address of the court is 200 W. 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.)
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 12, 2025
MICHAEL B. WILSON
Judge of the Superior Court 6/24, 7/1, 7/8, 7/15/25

DC-3941563#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25VECP00338
Superior Court of California, County of LOS ANGELES
Petition of: YELENA MAKARCYK AKA YELENA VDOVICHENKO for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner YELENA MAKARCYK AKA YELENA VDOVICHENKO filed a petition with this court for a decree changing names as follows:
A. YELENA MARARCZYK aka YELENA VDOVICHENKO to YELENA SKYE
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: 08/01/2025, Time: 8:30AM, Dept.: 107, Room: 107
The address of the court is 6230 SYLMAR AVE, VAN NUYS, 91401
VAN NUYS COURTHOUSE EAST (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: JUNE 13, 2025
SHIRLEY K. WATKINS
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3938768#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25AVCP00148
Superior Court of California, County of LOS ANGELES
Petition of: BRANDY MICHELLE STOVER ON BEHALF OF EXAVIER RAYAN COURTNEY STOVER & RAELE GRACE BEATRICE STOVER, MINORS for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner BRANDY MICHELLE STOVER ON BEHALF OF EXAVIER RAYAN COURTNEY STOVER & RAELE GRACE BEATRICE STOVER, MINORS filed a petition with this court for a decree changing names as follows:
EXAVIER RAYAN COURTNEY STOVER to XAVIER RAYAN TREVOR WILKERSON
RAELE GRACE BEATRICE STOVER to RAELE GRACE BEATRICE WILKERSON
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: 7/18/2025, Time: 8:30 A.M., Dept.: A15, Room: N/A
The address of the court is 42011 4TH STREET WEST, LANCASTER, CA 93534 (To appear remotely, check in advance of the hearing for information about how to

do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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: 6/5/2025
DANIEL L. ALEXANDER
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3938162#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25PSCP00326
Superior Court of California, County of LOS ANGELES
Petition of: HWEE YAN CHAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner HWEE YAN CHAN filed a petition with this court for a decree changing names as follows:
HWEE YAN CHAN to CHAN NYEIN ZAW
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: 9:00 A.M., Dept.: O, Room: 5TH FLOOR
The address of the court is 400 CIVIC CENTER PLAZA, POMONA, CA 91766 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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
CHRISTIAN R. GULLON
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3937635#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25STCP02152
Superior Court of California, County of LOS ANGELES
Petition of: ANTHONY DANNY HERNANDEZ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ANTHONY DANNY HERNANDEZ filed a petition with this court for a decree changing names as follows:
ANTHONY DANNY HERNANDEZ to ANTHONY DANNY CREED
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: 11/14/2025, 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: 6/9/2025
VIRGINIA KEENY
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3937634#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25NWCP00284
Superior Court of California, County of LOS ANGELES
Petition of: KORY SCOTT PALMER for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner KORY SCOTT PALMER filed a petition with this court for a decree changing names as follows:
KORY SCOTT PALMER to KORY SCOTT HUGHES
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: 8/8/2025, Time: 8:30 A.M., Dept.: 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.)
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: ---
JULIAN C. RECANA
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3937629#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25CHCP00213
Superior Court of California, County of LOS ANGELES
Petition of: KRIS RENEE SEALS ON BEHALF OF LOGAN RYAN SEALS, A MINOR for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner KRIS RENEE SEALS ON BEHALF OF LOGAN RYAN SEALS, A MINOR filed a petition with this court for a decree changing names as follows:
LOGAN RYAN SEALS to LOGAN RYAN BLITZ
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: 7/31/2025, Time: 8:30 A.M., Dept.: F43, Room: N/A
The address of the court is 9425 PENFIELD AVENUE, CHATSWORTH, CA 91311 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 6/2/2025
GARY I. MICON
Judge of the Superior Court 6/17, 6/24, 7/1, 7/8/25

DC-3937608#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25TRCP00293
Superior Court of California, County of LOS ANGELES
Petition of: JOSE CARLOS ALMEIDA VAZQUEZ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JOSE CARLOS ALMEIDA VAZQUEZ filed a petition with this court for a decree changing names as follows:
JOSE CARLOS ALMEIDA VAZQUEZ to JOSE ALMEIDA
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: 8/8/2025, Time: 8:30 A.M., Dept.: B, Room: 340
The address of the court is 825 MAPLE AVENUE, TORRANCE, CA 90503 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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

(213) 229-5500

newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 6/4/2025
PATRICIAA. YOUNG
Judge of the Superior Court
6/17, 6/24, 7/1, 7/8/25

DC-3937607#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25CHCP00216

Superior Court of California, County of LOS ANGELES
Petition of: JAMES ALLEN CASSITY for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JAMES ALLEN CASSITY filed a petition with this court for a decree changing names as follows:
JAMES ALLEN CASSITY to JAMES A HAZLETT

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.: F49, 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: 6/6/2025
DAVID B. GELFOUND
Judge of the Superior Court
6/17, 6/24, 7/1, 7/8/25

DC-3937605#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25CHCP00211

Superior Court of California, County of LOS ANGELES
Petition of: LAURIE ANNE MINNICK for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner LAURIE ANNE MINNICK filed a petition with this court for a decree changing names as follows:
LAURIE ANNE MINNICK to LOLA ORTEGA MINNICK

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: 8/6/2025, Time: 8:30 A.M., Dept.: F43, Room: N/A
The address of the court is 9425 PENFIELD AVENUE, CHATSWORTH, CA 91311
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 6/2/2025
GARY I. MICON
Judge of the Superior Court
6/17, 6/24, 7/1, 7/8/25

DC-3937604#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25LBPC00232

Superior Court of California, County of LOS ANGELES
Petition of: JONATHAN DAVID MARANI for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JONATHAN DAVID MARANI filed a petition with this court for a decree changing names as follows:
JONATHAN DAVID MARANI to JONATHAN DAVID MARANI VERNER
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: 7/16/2025, Time: 8:30 A.M., Dept.: N/A, Room: 5500
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.)
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
MICHAEL P. VICENCIA
Judge of the Superior Court
6/17, 6/24, 7/1, 7/8/25

DC-3937598#

**SUMMONS
(CITACION JUDICIAL)**
CASE NUMBER: (Numero del Caso)
24NWCV02506

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): A&M CNC Corp, Mariam Arutyunyan, and DOES 1 through 10, inclusive
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE): JPMorgan Chase Bank, N.A.
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

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

Tiene 30 DIAS DE CALENDARIO despues 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 telefonica no lo protegen. Su respuespa 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 mas informacion en el Centro de Ayuda de las Cortes de California (www.courtinfo.ca.gov/selfhelp/espanol/), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia.

Hay otros requisitos legales Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, pueda llamar a un servicio de remision 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.courtinfo.ca.gov/selfhelp/espanol/) o poniendose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley la corte tiene derecho a reclamar las cuoatas y los costos

extentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso.
The name and address of the court is: (El nombre y direccion de la corte es): Superior Court of California County of Los Angeles - Southeast District - Norwalk, 12720 Norwalk Blvd, Norwalk, CA 90650-3188
The name, address and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Drew A. Callahan, Aldridge Pite, LLP, 3333 Camino del Rio South, Site 225, San Diego, CA 92108 Telephone: (858) 750-7600
Date (Fecha): 08/08/2024
David W. Slayton, Clerk (Secretario), by T. Tang, Deputy (Adjunto)
SEAL
6/17, 6/24, 7/1, 7/8/25

DC-3937562#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25VECP00359

Superior Court of California, County of Los Angeles
Petition of: Willie Myrtle Allen for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Willie Myrtle Allen filed a petition with this court for a decree changing names as follows:
Willie Myrtle Allen to Ebone Graham-Barker

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: 08/08/2025, Time: 8:30 am, Dept. B Room: 530
The address of the court is 6230 Sylmar Avenue - Room 107, 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.)

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 20, 2025
Karen Moskowitz
Judge of the Superior Court
7/1, 7/8, 7/15, 7/22/25

DC-3924497#

**FICTITIOUS
BUSINESS NAMES**

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025123062

The following person(s) is (are) doing business as:
DIGISTREAM INLAND EMPIRE, 411 MAGE BLVD, J129, Davis, CA 95618 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 2797755
Registered owner(s):
DIGISTREAM LOS ANGELES, INC., 411 MAGE BLVD, J-129, DAVIS, CA 95618; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
DIGISTREAM LOS ANGELES, INC. S/ WILLIAM AARONSON, CEO
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 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).

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).
7/8, 7/15, 7/22, 7/29/25

DC-3945806#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025111876

The following person(s) is (are) doing business as:
TRES PRINCESAS, 5277 N VINCENT AVE UNIT 19, IRWINDALE, CA 91706 County of LOS ANGELES
Registered owner(s):
EVA GARCIA LOPEZ, 5277 N VINCENT AVE UNIT 19, IRWINDALE, CA 91706
This business is conducted by an Individual
The registrant(s) started doing business on 07/2021.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
S/ EVA GARCIA LOPEZ, OWNER
This statement was filed with the County Clerk of Los Angeles County on 06/02/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
7/8, 7/15, 7/22, 7/29/25

DC-3944938#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025113649

The following person(s) is (are) doing business as:
ECO-CFS, 9350 WILSHIRE BLVD STE 203, BEVERLY HILLS, CA 90212 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 201921310408
Registered owner(s):
GOLD COAST STEEL BUILDINGS LLC, 9350 WILSHIRE BLVD STE 203, BEVERLY HILLS, CA 90212; State of Incorporation: CA
This business is conducted by a limited liability company
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)).
GOLD COAST STEEL BUILDINGS LLC S/ ARNOLD O BROWN, CEO
This statement was filed with the County Clerk of Los Angeles County on 06/04/2025.

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).
7/8, 7/15, 7/22, 7/29/25

DC-3944784#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025129833

The following person(s) is (are) doing business as:
SERENITY RESIDENTIAL CARE, 1002 E. HELMICK STREET, CARSON, CA 90746 County of LOS ANGELES

Registered owner(s):
JOHNATHON TAYLOR, 1002 E. HELMICK STREET, CARSON, CA 90746
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/ JOHNATHON TAYLOR, Owner
This statement was filed with the County Clerk of Los Angeles County on 06/26/2025.

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).
7/8, 7/15, 7/22, 7/29/25

DC-3944433#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025128661

The following person(s) is (are) doing business as:
1. MALIBU BEACH RV PARK, 2. SURF OUTPOST MARKET, 3. SURF OUTPOST, 3728 CROSS CREEK ROAD, MALIBU, CA 90265 County of LOS ANGELES
Registered owner(s):
SERRA CANYON COMPANY, INC., 3728 CROSS CREEK ROAD PO BOX 2485, MALIBU, CA 90265;
This business is conducted by a Limited Partnership
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)).
SERRA CANYON COMPANY, INC., S/ LESLIE LONDON, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 06/24/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
7/1, 7/8, 7/15, 7/22/25

DC-3943947#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025128622

The following person(s) is (are) doing business as:
SURF CANYON MALIBU, 3728 CROSS CREEK ROAD, MALIBU, CA 90265 County of LOS ANGELES
Articles of Incorporation or Organization Number: XXX
Registered owner(s):
MARIPOSA LAND CORPORATION, 3728 CROSS CREEK ROAD PO BOX 2485, MALIBU, CA 90265; XXX
This business is conducted by a Limited Partnership
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)).
MARIPOSA LAND CORPORATION, S/ LESLIE LONDON, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on

06/24/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
7/1, 7/8, 7/15, 7/22/25

DC-3943945#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025129863

The following person(s) is (are) doing business as:
MEDIV INFUSIONS, 329 S DOHENY DRIVE UNIT 3, BEVERLY HILLS, CA 90211 County of LOS ANGELES
Registered owner(s):
SEVARAHON FOZILOVA, 329 S DOHENY DRIVE UNIT 3, BEVERLY HILLS, CA 90211
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/ SEVARAHON FOZILOVA, Owner
This statement was filed with the County Clerk of Los Angeles County on 06/26/2025.

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).
7/8, 7/15, 7/22, 7/29/25

DC-3943805#

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025129715

The following person(s) is (are) doing business as:
CA LIGHTING DESIGN CALD, 2107 CHICO AVE, EL MONTE, CA 91733 County of LOS ANGELES
Registered owner(s):
CARLOS JR ARRESOLA, 1634 BARSTON PLACE, GLENDORA, CA 91740
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/ CARLOS JR ARRESOLA, Owner
This statement was filed with the County Clerk of Los Angeles County on 06/25/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
7/8, 7/15, 7/22, 7/29/25

DC-3943611#

(213) 229-5500

Registered owner(s):
LAUNDROMAT PRIME LLC, 14141 COVELLO ST 9B, VAN NUYS, CA 91405; State of Incorporation: CA
This business is conducted by a limited liability company
The registrant(s) started doing business on 05/2015.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
LAUNDROMAT PRIME LLC
S/ MEHRDAD SALEMI, MANAGING MEMBER
This statement was filed with the County Clerk of Los Angeles County on 06/02/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
7/8, 7/15, 7/22, 7/29/25

DC-3931389#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025123804
The following person(s) is (are) doing business as:
HANOVER FOUNDATION, 5743 CORSA AVENUE #118, WESTLAKE VILLAGE, CA 91362 County of LOS ANGELES
Articles of Incorporation or Organization Number AI #ON 1214015
Registered owner(s):
SHAPIRO FAMILY CHARITABLE FOUNDATION, 5743 CORSA AVENUE SUITE 118, WESTLAKE VILLAGE, CA 91362; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 08/2000.
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)).
SHAPIRO FAMILY CHARITABLE FOUNDATION
S/ PETER W. SHAPIRO, PRESIDENT
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).
6/24, 7/1, 7/8, 7/15/25

DC-3930806#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025111390
The following person(s) is (are) doing business as:
UNION VILLAS LLC, 2331 PORTLAND ST., UNIT 1, LOS ANGELES, CA 90007, County of LOS ANGELES
Articles of Incorporation or Organization Number: AI #ON: 202463918612
Registered owner(s):
YIXI UNION MANAGEMENT LLC., 16075 RINCON MEADOWS AVE., CHINO, CA 91708; CALIFORNIA
This business is conducted by: a Limited Liability Company
The registrant commenced to transact business under the fictitious business name or names listed above on 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/ LIANG DONJ, MANAGER
YIXI UNION MANagements, LLC.
This statement was filed with the County Clerk of Los Angeles on JUNE 2, 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).
6/17, 6/24, 7/1, 7/8/25

DC-3928774#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025117584
The following person(s) is (are) doing business as:
RDS TILE CO.INC., 15308 REGALADO ST, HACIENDA HEIGHTS, CA 91745 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No B20250103054
Registered owner(s):
RDS TILE CO.INC., 15308 REGALADO ST, HACIENDA HEIGHTS, CA 91745; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
RDS TILE CO.INC.
S/ RODRIGO MARTINEZ, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 06/10/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
6/24, 7/1, 7/8, 7/15/25

DC-3924348#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025126514
The following person(s) is (are) doing business as:
PRIME EQUITY MORTGAGE, 100 N CITRUS AVE STE 638, WEST COVINA, CA 91791 County of LOS ANGELES
Registered owner(s):
AQHL BANCORP, 100 N CITRUS AVE STE 638, WEST COVINA, CA 91791; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 01/2016.
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)).
AQHL BANCORP
S/ ANDREW E QUEZADA, PRESIDENT
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).
7/1, 7/8, 7/15, 7/22/25

DC-3922590#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025131047
The following person(s) is (are) doing business as:
LOVE ANGEL, 468 NORTH MDEN DRIVE 2FL, Beverly Hills, CA 90210 County of LOS ANGELES
Registered owner(s):
TOPLINE ENTERTAINMENT, LLC, 468 NORTH CAMDEN DRIVE 2FL, BEVERLY HILLS, CA 90210; State of Incorporation: De
This business is conducted by a limited liability company
The registrant(s) started doing business on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
TOPLINE ENTERTAINMENT, LLC
S:/HUMBERTO ARECHIGA-ESPINOZA, MANAGING MEMBER
This statement was filed with the County Clerk of Los Angeles County on 06/27/2025.
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).
7/8, 7/15, 7/22, 7/29/25

DC-3921095#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025123349
The following person(s) is (are) doing business as:
TOW CARTS AND POWER, 1313 MEADOWBROOK AVE, LOS ANGELES, CA 90019 County of LOS ANGELES
Registered owner(s):
THO DOAN, 1313 MEADOWBROOK AVE, LOS ANGELES, CA 90019
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/ THO DOAN, Owner
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).
6/24, 7/1, 7/8, 7/15/25

DC-3916465#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025115421
The following person(s) is (are) doing business as:
THE GOLD AND SILVER COMPANIES, 1237 FRANKLIN STREET, #5, Santa Monica, CA 90404 County of LOS ANGELES
Registered owner(s):
DELL SANO, INC, 1237 FRANKLIN STREET #4, SANTA MONICA, CA 90404; State of Incorporation: Ca

This business is conducted by a Corporation
The registrant(s) started doing business on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000))
DELL SANO, INC.
S/ DELFINO RAFAEL SAN JOSE, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 06/05/2025.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
6/17, 6/24, 7/1, 7/8/25

DC-3915829#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025119815
The following person(s) is (are) doing business as:
MERLIN PRINT AND SHIP, 6475 E PACIFIC COAST HWY 312, LONG BEACH, CA 90803 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 4787699
Registered owner(s):
HIGHPOINT COMMERCE INC, 25031 AVE STANFORD STE 30, VALENCIA, CA 91355; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).
HIGHPOINT COMMERCE INC
S/ LAUREL KWON, CEO
This statement was filed with the County Clerk of Los Angeles County on 06/12/2025.
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).
6/24, 7/1, 7/8, 7/15/25

DC-3906158#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025117856
The following person(s) is (are) doing business as:
GARDEN CAFE, 228 W VALLEY BLVD, ALHAMBRA, CA 91801, County of LOS ANGELES;
Registered owner(s):
228AL INC, 228 W VALLEY BLVD, ALHAMBRA, CA 91801
This business is conducted by: a Corporation
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)).
228AL INC
S/ KYLE JIAHE JIANG, PRESIDENT
This statement was filed with the County Clerk of Los Angeles on 06/10/2025
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name

Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
6/24, 7/1, 7/8, 7/15/25

DC-3904562#

GOVERNMENT

CITATION (WIC 366.26 HEARING)
Court No. 24CCJP01353A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of: Immanuel Medina Rodriguez To Emmanuel Medina, AKA: Emmanuel E Medina, Emmanuel Douglas Medina, Emanuel Medina, Emmauel Medina, Manuel Medina, Medina Emmanuel Medina Emanuel (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 418 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 09/25/25 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 7 / 0 7 / 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 Aaron P Jeppson, 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
7/8, 7/15, 7/22, 7/29/25

DC-3945630#

CITATION (WIC 366.26 HEARING)
Court No. 23LJJP00205B
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of Kai James Luis Gonzales To Samantha Marie Gonzales AKA Samantha Jackson AKA Samantha Gonzales (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 LJ426 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on 10/07/2025 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 7 / 0 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 Laura Posada, 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
7/8, 7/15, 7/22, 7/29/25

DC-3945673#

CITATION (WIC 366.26 HEARING)
Court No. 25LJJP00052A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of: Jesus Namas Rodriguez To Rodrigo Andres Taba (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 427 of the above entitled Court located at 1040 West Avenue J, Lancaster, CA 93534 on 10/24/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. NOTICE TO PERSONS SERVED You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).
D a t e d 0 7 / 0 7 / 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 Aaron P Jeppson, 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
7/8, 7/15, 7/22, 7/29/25

DC-3945630#

CITATION (WIC 366.26 HEARING)
Court No. 23LJJP00205B
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of Kai James Luis Gonzales To Samantha Marie Gonzales AKA Samantha Jackson AKA Samantha Gonzales (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 LJ426 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on 10/07/2025 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 7 / 0 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 Laura Posada, 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
7/8, 7/15, 7/22, 7/29/25

DC-3945673#

CITATION (WIC 366.26 HEARING)
Court No. 25LJJP00052A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of: Jesus Namas Rodriguez To Rodrigo Andres Taba (alleged/presumed father) whereabouts unknown, and to all persons claiming

(213) 229-5500

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 06/16/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Morgan Gravely-Richardson, 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
6/24, 7/1, 7/8, 7/15/25

DC-3941572#

**CITATION
(WIC 366.26 HEARING)**
Court No. 23CCJP03214A
Superior Court of California
County of Los Angeles
JUVENILE COURT

In the matter of: Kobe Hamilton Roth To Jackson Hamilton (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 421 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 8/25/2025 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 6 / 4 / 2 0 2 5
D A V I D S L A Y T O N ,
E X E C U T I V E O F F I C E R ,
Clerk of the Superior Court
By Cristina Navarro, 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
6/17, 6/24, 7/1, 7/8/25

DC-3939134#

REQUEST FOR INFORMATION & QUALIFICATIONS (RFIQ) -Los Angeles Union Station - ADA Site Improvements - MORLIN ASSET MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT COUNCIL, an unincorporated association, will receive qualifications packages from General Contractors wishing to become pre-qualified for an available bidding opportunity at Los Angeles Union Station. It is the intent of this Joint Management Council to select a firm that will provide Design/Build services at Los Angeles Union Station at the best overall value. In order to be fully considered for prequalification and subsequent bidding opportunities, please proceed to the

RFIQ questionnaire at: https://forms.gle/DT5LeSDYHa3HhMW5A. Completed forms are due on or before close of business by July 24, 2025. Submissions received after 5:00 pm on July 24, 2025 will be rejected.
6/9, 6/10, 6/11, 6/12, 6/16, 6/17, 6/18, 6/19, 6/23, 6/24, 6/25, 6/26, 6/30, 7/1, 7/2, 7/3, 7/7, 7/8, 7/9, 7/10, 7/14, 7/15, 7/16, 7/17, 7/21, 7/22, 7/23, 7/24/25

DC-3934366#

PROBATE

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

CASE NO. 23STPB05395

In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Rodney A. Rambo, 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 18th day of July, 2025, at the office of Andrew Brody, 2528 San Vincente Boulevard, Santa Monica, CA 90402, (818) 288-3247, 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:

THE WESTERLY 51.43 FEET OF LOTS 21 AND 22 IN BLOCK "E" OF VISTA DEL MAR TRACT 2, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 10 PAGE 158 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7204-011-022

More commonly known as: 180 East Pepper Drive, Long Beach, CA 90807
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent deposit or other deposit acceptable to the Administrator. 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: July 2, 2025
Lorenzo Carra Stoller
Personal Representative of the Estate.
Attorney(s) at Law:
Lorenzo Carra Stoller, Esq.
3424 West Carson Street, Suite 320
Torrance, CA 90503
7/8, 7/9, 7/15/25

DC-3945393#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIRIAM E. PINK

CASE NO. 25STPB07506

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MIRIAM E. PINK.
A PETITION FOR PROBATE has been filed by TILLMAN PINK, JR. in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that TILLMAN PINK, JR. 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: 08/08/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting

of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
KENNETH H. HOROWITZ - SBN 133764
AARON RIECHERT CARPOL & RIFFLE, APC
333 TWIN DOLPHIN DR., STE. 350
REDWOOD CITY CA 94065
Telephone (650) 368-4662
7/8, 7/9, 7/15/25

DC-3945348#

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

CASE NO. 22STPB07415

In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Stephen O. Pfauter, aka Stephen Oliver Pfauter, Decedent.

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 18th day of July, 2025, at the office of Brittany Duke, 301 E. Colorado Blvd., Suite 700, Pasadena, California 91101, all the right, title and interest of said decedent in and to all the certain Real property situated in the City of Los Angeles, County of Los Angeles State of California, particularly described as follows:

Lot 35 of Happy Hills, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 126, Pages 31, 32 and 33 of Maps, in the Office of the County Recorder of said County.

APN: 5458-030-008
More commonly known as: 3666 Roderick Road, Los Angeles, CA 90065
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. 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.

FOR FURTHER INFORMATION
CONTACT: Justin Fautsch, Vimvi California Corp., 301 E. Colorado Blvd., Ste. 315, Pasadena, CA 91101; Phone: (626) 669-1088—or—(310) 779-5868
Dated July 2, 2025

MAXWELL C. UNSELL
Administrator of Estate of Stephen O. Pfauter,

aka Stephen Oliver Pfauter
Attorney(s) at Law:
Brittany Duke
BARBARO, CHINEN, PITZER & DUKE, LLP

301 E. Colorado Blvd., Suite 700,
Pasadena, CA 91101
7/8, 7/9, 7/15/25

DC-3945304#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIA SUSANA CARSTENS

CASE NO. 25STPB07493

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

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

THE PETITION FOR PROBATE requests that EDWIN CARSTENS be appointed as personal

representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 08/01/25 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
MICHAEL G. EBINER, ESQ. - SBN 183499
EBINER LAW OFFICE
100 N. CITRUS ST., STE. 520
WEST COVINA CA 91791
Telephone (626) 918-9000
7/8, 7/9, 7/15/25

DC-3945266#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ESTATE OF ELLA MILLER

CASE NO. 25STPB06095

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ESTATE OF ELLA MILLER
A PETITION FOR PROBATE has been filed by FREDERICK BAKER in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that FREDERICK BAKER 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 06/27/2025 at 8:30AM in Dept. 62 Room No: 600 located at 111 N. HILL ST. LOS ANGELES

CA 90012 STANLEY MOSK COURTHOUSE, STANLEY MOSK COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

In Pro Per Petitioner:
Frederick Baker, 10 Holly Ridge Drive, Ashville, NC 28803
7/7, 7/8, 7/14/25

DC-3945049#

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

CASE NO. 24STPB04851

In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Craig C. Fisher, deceased.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 21 day of July, 2025, at the office of Bert Y. Kawahara, 1055 Wilshire Blvd, Suite 1890, Los Angeles, CA 90017, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Los Angeles, County of Los Angeles, State of California, particularly described as follows:

Lot 278 of Tract 5525 as per map recorded in Book 60, Page 20 of Maps in the office of the County Recorder of Los Angeles County.

APN: 4019-010-024
More commonly known as: 4408 W. 59th Street, Los Angeles, CA 90043
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated 07/01/2025

Stephanie Saint Louis
Personal Representative of the Estate.

Attorney(s) at Law:
BERT Y. KAWAHARA
1055 Wilshire Blvd., Suite 1890
Los Angeles, CA 90017
7/7, 7/8, 7/14/25

DC-3944940#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ANA PATRICIA CONTRERAS

CASE NO. 25STPB07441

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ANA PATRICIA CONTRERAS.
A PETITION FOR PROBATE has been filed by ELVIA PATRICIA CARDONA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ELVIA PATRICIA CARDONA 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: 08/01/25 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
PAUL HORN, ESQ. - SBN 243227
PAUL HORN LAW GROUP, PC
11404 SOUTH ST
CERRITOS CA 90703
Telephone (800) 380-7076
BSC 227086
7/7, 7/8, 7/14/25

DC-3944873#

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE

CASE NO. 24STPB03402

In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Peter Michael Kimmel, 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 17 day of July, 2025, at the office of Legal Action Workshop P.C., 18375 Ventura Blvd #430, Tarzana, CA 91356, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Studio City, County of Los Angeles, State of California, particularly described as follows:

"A One half (50%) interest in the real property commonly known as 4418 Beck Avenue Studio City, California and legly described as: That portion of Lot 208, of the Lankershim Ranch Land and water company's subdivision of the East 12,000 acres of the South one-half of the Rancho Ex Mission of San Fernando, in the City of Los Angeles, County of Los Angeles, State of California as per Map recorded in Book 31 Page 39 of Miscellaneous Records, in the office of the County Recorder of said county described as follows:

Beginning at the Northwest Corner of the Land described in the deed to John F. Spam and wife, recorded in book 12299 page 330, of official records: Thence South along the West Line of said land of Spann 81.92 feet thence west due 19.30 feet; thence due North 4.00 feet; thence due west 20.70 feet; thence due South 7.00 feet thence West through, a point in the East line of thence West 30 feet of said Lot 208. Distant Northerly thereon 115 feet from the Southerly line of said lot to the West line of said Lot; Thence North along said West Line 85.00 feet more or less to the Northwest corner of the ladd described in the deed to Howard B. Failor and wife, Recorded in Book 18898 page 137 of official east 100 feet more or less to the point of beginning"

(213) 229-5500

A.P.N. 2365-007-005
More commonly known as: 4418 Beck Avenue, Studio City, CA 91602
Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.
Dated July 1, 2025
Tina Kimmel
Personal Representative of the Estate.
Attorney(s) at Law:
Legal Action Workshop P.C.
Stephen Marc Drucker
18375 Ventura Blvd #430
Tarzana, CA 91356
7/7, 7/8, 7/14/25

DC-3944871#

NOTICE OF PETITION TO ADMINISTER ESTATE OF KUO-HUNG CHANG CASE NO. 25STPB07350
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the LOST will or estate, or both, of: Kuo-Hung Chang
A PETITION FOR PROBATE has been filed by Michelle Chia-Yu Chang in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that Michelle Chia-Yu Chang be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's LOST WILL and codicils, if any, be admitted to probate. The LOST will and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act 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 August 1, 2025 at 8:30 AM in Dept. 11 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: Law Offices of Amir S. Sarreshtehdary #218394 4040 Civic Center Drive, Suite 200, San Rafael, CA 94903, Telephone: (415) 506-4556
7/7, 7/8, 7/14/25

DC-3944778#

Notice of Sale of Real Property at Private Sale
Case# 25STPB00813
In the Superior Court of California, for the County of Los Angeles
In the matter of the Estate of Essie Mayfield, 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 17TH day of July, 2025 at the office of Law Office of Rodney Gould, 15233 Ventura Blvd., Suite 1020, Sherman Oaks, CA 91403 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said in and to all the certain real property situated in the city of Los Angeles, County of Los Angeles, State of California, particularly described as follows:
A 100% interest in: LOT 15 OF THE HARRIS FIGUEROA STREET TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 101 OF MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY EXCEPTING THE EASTERLY 30 FEET OF SAID LOT RESERVED FOR ROAD PURPOSES.
APN# 6004-036-018
More commonly known as 5875 S. Flower St., Los Angeles, CA 90003
Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.
Two percent 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: 7/1/25
Latoya Mayfield, Administrator
Personal Representative of the Estate
Attorney(s) at Law:
Rodney Gould, Esq. (SBN 219234)
Martin Avanesian, Esq. (SBN 348994)
Law Office of Rodney Gould
15233 Ventura Blvd., Suite 1020
Sherman Oaks, CA 91403
BSC 227082
7/7, 7/8, 7/14/25

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF SONIA MARINA LINARES CASE NO. 24STPB12521
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Sonia Marina Linares
A AMENDED PETITION FOR PROBATE has been filed by Maria Linares in the Superior Court of California, County of Los Angeles. THE AMENDED PETITION FOR PROBATE requests that Maria Linares be appointed as personal representative to administer the estate of the decedent.
THE AMENDED PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)
The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on 7/25/2025 at 8:30 a.m. in Dept. 5 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60

days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: Steven M. Gluck, Esq. SBN# 80097 1313 Post Ave Torrance CA 90501 Telephone: (818) 267-4718
7/1, 7/2, 7/8/25

DC-3943405#

PUBLIC AUCTION/SALES

NOTICE OF PUBLIC SALE
PURSUANT TO THE CALIFORNIA SELF-SERVICE STORAGE FACILITY ACT (B & P CODE 21700 ET SEQ) THE UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON **July 24th, 2025**. THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE, CLOTHING ELECTRONICS, TOOLS, BUSINESS EQUIPMENT, APPLIANCES, AND/OR MISC. HOUSEHOLD ITEMS LOCATED AT:
STORAGE ETC. CHATSWORTH 20550 LASSEN STREET CHATSWORTH, CA 91311 818-576-8955 TIME: 12:00 PM
THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREASURES.COM. PURCHASES MUST BE MADE WITH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION. STORED BY THE FOLLOWING PERSONS:
"Phillip Harrison"
"Phillip Harrison"
"Phillip Harrison"
"Jose Garcia"
"Andrew Steffin"
"Lida Djarar Fischer"
ALL SALES ARE SUBJECT TO PRIOR CANCELLATION. TERMS, RULES, AND REGULATIONS AVAILABLE AT SALE. DATED THIS July 24th 2025 BY STORAGE ETC PROPERTY MANAGEMENT, LLC, 2870 LOS FELIZ PLACE, LOS ANGELES, CA 90039 323-852-1400
7/8/2025
7/8/25

DC-3945422#

NOTICE OF SALE OF AUTOMOBILE
Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the State of California, the undersigned, S&J Wilshire Tow, Inc., 1907 W. Gage Ave Los Angeles, CA 90047 will sell at public auction at Said address at 11:00 A.M. on Wednesday, this 16th Day of JULY 2025 The following automobile(s) to wit: Year of Car Make of Car Vehicle ID No. License No (state)
2014 VOLK VVVWAN7AN6EE507004 8WPY737 CA
2011 BMW WBAPH5G57BNM72561 8YJR024 CA
2012 KIA 5XXGN4A7XC022478 8PWN699 CA
2002 MERZ WDBNG75J42A280660 8XVX003 CA
2016 NISS 3N1AB7AP6GY230440 8YSM700 CA
2006 TOYT JTMZD33V765007642 5TDJ580 CA
2015 MERZ 55SWF4KB1FU012486 7JAC074 CA
2019 NISS 3N1AB7AP4KY316970 9GLC273 CA
1979 FORD J9H47H171271 NONE
2017 NISS 1N4AL3APXHC267607 9AKW107 CA
2008 SCION JTLKE50E981054054 6VQW511 CA
2015 NISS 3N1AB7AP2FY282226 7MPS289 CA
2007 SCION JTKDE177607171544 5XLX790 CA
2008 JEEP 1J8HS58N78C212228 6DON042 CA
lien of the undersigned for towing, storage, and lien charges, together with the cost of advertising and expenses of sale.
Dated this 2ND DAY OF JULY 2025 S&J Wilshire Tow, Inc. 2400 W. Washington BLVD. Los Angeles, CA 90018-1450
7/8/25

DC-3944982#

SST II 1111 Gladstone St LLC will hold an online auction to enforce a lien imposed on said property, as described below, pursuant to the California self-service storage facility act California business and professions code 10 division 8 chapter 21700, on or after 7/23/2025 at 2:00 pm at SmartStop Self Storage 1111 W. Gladstone St Azusa, California 91702, (626) 225- 8029. All interested bidders may go to www.selfstorageauction.com to register and see photos of the items available for sale. Management reserves the right to withdraw any unit from sale at any time. Unless specify all contents in storage unit are consider household and other goods. "Marites Abuan G812", "Sophia's Sparkle D005", "Charlene Perez D005", "Victor Manuel Olmedo Mendoza A018", "Carlos Meneses F532", "Luz Perez F541", "Angelina Barragan G849", "Gabriel JR Lopez F44142", "Jeffrey Alexander H013", "Michael Morales G803", "Lajoy Eglad F618".
7/8/25

DC-3943365#

NOTICE OF SALE U.C.C.7210. In accordance with the provisions of the California Commercial Code, Sections 7201-7210, there being due and unpaid storage for which the **Precision Moving & Storage** holds a lien as Warehouse on the goods hereinafter described and due notice having been given to parties known to own or claim an interest therein and the time specified in such notice for payment on such charges as having expired, notice is hereby given that the goods will be sold at public auction at **8929 Oso Ave, City of Chatsworth, County of Los Angeles, State of California, on the 16th Day of July, 2025, at 10 o'clock AM.** The following is a brief description of the storage property to be sold: Goods are described as household goods, furniture, antiques, rugs, pianos, items of art, appliances, tools, misc. goods, commercial & restaurant equipment, office furniture & equipment, sealed cartons and the unknown. For Terms and Conditions contact: Dave Hester Auctioneer and Associates ph. 714-271-2770. Bond #70759390. **Names:** STEPHANIE HARGROVE, KUNLE KUKU, SHAH-RUKH PARACHA, ANBER LITTLE, PAVEL STREKALOVSKI, RUBEN VARGAS, JEFFREY GRINSTAIN
Dated: 6-25-2025 at Chatsworth, CA By: Precision Moving & Storage, Tel. No. (818) 332-9701
7/1, 7/8/25

DC-3943023#

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:
SHEREE ANN BUTLAND
BRANDON JAMES
ZIN CHIANG
ILEANA QUASIAN HOLMAN
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end at 11:00am PST on 07/23/2025 at the property where said property has been stored and which is located at StorQuest Self Storage 6030 Canoga Avenue, Woodland Hills CA 91367 Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between the owner and the obligated party
7/8, 7/15/25

DC-3942607#

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:
Bridgewater, Crystal
Neilson, Nicholas Kelvin
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end at 10:30 AM on July 16th, 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 7700 Canoga Avenue Canoga Park, CA 91304. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between the owner and the obligated party.
7/1, 7/8/25

DC-3940197#

TRUSTEE SALES

TS# 328-1926H-777 APN(s): 5132-012-023 NOTICE OF TRUSTEE'S SALE <> PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION

IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본청부문서에정본오역서가있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY <><> YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 24, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for 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 : 777, LLC, a California Limited Liability Company Duly Appointed Trustee : Browning Law Group, APC 18881 Von Karman Ave., Ste. 370, Irvine, CA 92612, (949) 234-6266. Deed of Trust : Deed of Trust recorded July 12, 2016, as instrument number 20160809106, in the Official Records of the Office of the Recorder of the county of Los Angeles. Date of Sale : July 29, 2025 at 11:00 AM (or as postponed from time to time) Place of Sale : By the fountain located at 400 Civic Center Plaza, Pomona CA 91766 Beneficiary : As set forth in Deed of Trust; for purposes herein, the address of Beneficiary is Wells Fargo Bank, National Association, SBA Lending, 121 S. Market Street, 7 th Floor, San Jose, CA 95113. Street address or other common designation of the subject Trust Property : 777 E. Pico Blvd Los Angeles, California 90021 Described as follows: as more fully described in Deed of Trust APN: 5132-012-023 Trustee disclaims any liability for incorrectness of the street address or other common designation if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the Beneficiary within 10 days of the date of first publication of this Notice of Sale. Estimated amount of unpaid balance and other charges : \$1,620,720 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 file number assigned to this case 3281926. 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 POTENTIAL BIDDERS : If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.<> NOTICE TO TENANT : You may have a right to purchase this property after the trustee

auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the file number assigned to this case <> 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 sale information: call (866) 266-7512, www.elitepostandpub.com, trustee sale number 3281926 For non-automated sale information, call (949) 234-6266. Date: July 3, 2025 TRUSTEE BROWNING LAW GROUP, APC John R. Browning, authorized agent Trustee 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 44368 Pub Dates 07/08, 07/15, 07/22/2025
7/8, 7/15, 7/22/25

DC-3945376#

T.S. No.: 2024-00478 APN: 8336-027-008 Property Address: 267 E Monterey Avenue, Pomona, California 91767 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/14/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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: FlipsterZ LLC, A California Limited Liability Company Duly Appointed Trustee: Sokolof Remtulla Recorded 7/18/2023 as Instrument No. 20230471621 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/31/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$512,059.90 Street Address or other common designation of real property: 267 E Monterey Avenue Pomona, California 91767 A.P.N.: 8336-027-008 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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 file number assigned to this case 2024-00478. 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 using the file number assigned to this case 2024-00478 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: 7/3/2025 Sokolof Remtulla 2301 Dupont Drive, Suite 505 Irvine, CA 92612 Sale Line: 866-266-7512 Kassidy O'Neal, Foreclosure Specialist EPP 44347 Pub Dates 07/08, 07/15, 07/22/2025 7/8, 7/15, 7/22/25

DC-3945323#

T.S. No. 23-66006 APN: 2784-009-025 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/10/2022. 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: NIGHT ZAIDI AND NADIM ZAIDI, WIFE AND HUSBAND AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 11/17/2022, as Instrument No. 20221085816, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/29/2025 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: \$734,109.32 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: 8303 TOPEKA DR NORTHBRIDGE, California 91324 AKA 8303 TOPEKA DR NORTHBRIDGE AREA, LOS ANGELES, CA 91324 Described as follows: As more fully described on said Deed of Trust

A.P.N #: 2784-009-025 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 23-66006. 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 23-66006 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: 7/2/2025 ZBS Law, LLP , as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44320 Pub Dates 07/08, 07/15, 07/22/2025 7/8, 7/15, 7/22/25

DC-3944790#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-PAC-25020968 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/14/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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 714-730-2727

or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-PAC-25020968. 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 28, 2025, at 11:00:00 AM, AT THE COURTYARD LOCATED AT, 400 CMC CENTER PLAZA, in the City of POMONA, 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 MARCUS L. LOLLIE AND DIANA A. GUEVARA, HUSBAND AND WIFE AS JOINT TENANTS, as Trustrors, recorded on 12/20/2018, as Instrument No. 20181294246, 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 "as is - where is". TAX PARCEL NO: 4370-022-025 REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT "I" OF BEL-AIR, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113 PAGE(S) 9 THROUGH 17 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 10°12'00" WEST, 194.77 FEET FROM THE SOUTHEAST CORNER OF LOT "L" OF SAID BEL-AIR, SAID POINT BEING IN THE CENTERLINE OF THAT CERTAIN EASEMENT AND RIGHT OF WAY GRANTED THE BOARD OF WATER AND POWER COMMISSIONERS OF THE CITY OF LOS ANGELES BY DEED RECORDED IN BOOK 10650, PAGE 341, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING 101.26 FEET NORTHERLY FROM THE SOUTHERLY END OF THAT CERTAIN CURVE CONCAVE TO THE EAST, DESIGNATED IN SAID DEED AS HAVING A RADIUS OF 687.83 FEET AND A TOTAL LENGTH OF 333.32 FEET (A RADIAL ON SAID CURVE AT SAID POINT BEARING SOUTH 81°19'12" WEST); THENCE FROM SAID POINT OF BEGINNING NORTHERLY ON SAID CENTERLINE ALONG SAID CURVE 132.06 FEET TO A POINT (A RADIAL TO SAID CURVE AT SAID POINT BEARING NORTH 87°40'47" WEST), SAID POINT BEING THE SOUTHWESTERLY CORNER OF THELAND CONVEYED BY DEED RECORDED IN BOOK 12179 PAGE 276, OFFICIAL RECORDS OF SAID COUNTY; THENCE LEAVING SAID CENTERLINE ALONG THE SOUTHERLY BOUNDARY OF SAID DESCRIBED LAND NORTH 89°25'37" EAST 121.00 FEET TO AN ANGLE POINT IN SAID DEED; THENCE ALONG THE SOUTHWESTERLY AND SOUTHERLY LINES OF THE LAND DESCRIBED IN THE DEED TO DON MARLETTE AND SUZANNE DE PLAUTT MARLETTE RECORDED JUNE 8, 1987 AS INSTRUMENT NO. 87-897658, OFFICIAL RECORDS OF SAID COUNTY, NORTH 70°37'16" EAST 52.55 FEET, NORTH 40°32'47" EAST 64.78 FEET AND SOUTH 88°38'25" EAST, 105.64 FEET TO THE POINT IN THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO STANLEY E. RAUH RECORDED IN BOOK 13655, PAGE 53, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 97.76 FEET (A-RADIAL TO SAID CURVE AT SAID POINT BEARING NORTH 40°31'30" EAST); THENCE SOUTHERLY ALONG SAID EASTERLY BOUNDARY AND CURVE AN ARC DISTANCE OF 163.10 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE

SOUTHEAST AND HAVING A RADIUS OF 160.24 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 45.53 FEET TO A POINT (A RADIAL TO SAID CURVE AT SAID POINT BEARING NORTH 60°09'30" WEST); THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 60°09'30" WEST 43.44 FEET; THENCE SOUTH 81°19'12" WEST 252.48 FEET TO THE POINT OF BEGINNING. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 880 STONE CANYON RD, LOS ANGELES, CA 90077. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$4,439,902.04. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-PAC-25020968 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER- OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein, if no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT. AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LUNE: 714-730-2727 or www.servicelinkasap.com Dated: 6/30/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4847125 07/08/2025, 07/15/2025, 07/22/2025 7/8, 7/15, 7/22/25

DC-3944405#

T.S. No.: 2025-00681 APN: 2284-004-046 Property Address: 16226 Dickens Street, Encino, California 91436 NOTICE OF TRUSTEE'S SALE YOU

ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/30/2024. 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: Lion's Tail Investments Inc., A California Corporation Duly Appointed Trustee: Sokolof Remtulla Recorded 6/5/2024 as Instrument No. 20240364438 in book -- , page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/29/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$3,494,044.28 Street Address or other common designation of real property: 16226 Dickens Street Encino, California 91436 A.P.N.: 2284-004-046 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 file number assigned to this case 2025-00681. 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 using the file number assigned to this case 2025-00681 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: 7/1/2025 Sokolof Remtulla 2301 Dupont Drive, Suite 505 Irvine, CA 92612 Sale Line: 866-266-7512 Kassidy O'Neal, Foreclosure Specialist EPP 44307 Pub Dates 07/08, 07/15, 07/22/2025 7/8, 7/15, 7/22/25

DC-3944398#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-PAC-25020965 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/20/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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 714-730-2727 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case, CA-PAC-25020965. 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 28, 2025, at 11:00:00 AM, AT THE COURTYARD LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, 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 PARHAM ZAR AND SHOSHANA DJAVAHERI, HUSBAND AND WIFE AS JOINT TENANTS, as Trustrors, recorded on 9/25/2018, as Instrument No. 20180981358, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 4357-017-027 LOT 27 OF TRACT NO. 17799, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 461, PAGES 28 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 1214 BEVERLY VIEW DR, LOS ANGELES, CA 90210. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$3,514,913.51. 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

(213) 229-5500

should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-PAC-25020965 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.servicelinkasap.com Dated: 6/30/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4847122 07/08/2025, 07/15/2025, 07/22/2025 7/8, 7/15, 7/22/25

DC-3944391#

T.S. No. 25054 Loan No. 1508 Martin Luther King Order No. 15953532 APN: 5021-004-002 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/9/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On: 7/22/2025 at 10:30 AM (or as postponed from time to time), Best Alliance Foreclosure and Lien Services Corp. as the duly appointed trustee under and pursuant to deed of trust recorded 9/10/2024, as Instrument No. 20240608702, of Official Records in the office of the Recorder of Los Angeles County, California, executed by J&D Investments, LLC, A Nevada Limited Liability Company as Trustor, Elizabeth Easley, Trustee of The Elizabeth Easley Revocable Living Trust dated 08-20-1996 an undivided 50% interest and Michael H. Easley, a single man an undivided 50% interest, Beneficiary, WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH , (payable at the time of sale in lawful money of the United States, by cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state) At: AT THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET,

LAKE BALBOA, CA 91406, all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: 1508 Martin Luther King Jr Blvd Los Angeles, CA 90062 The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. If the property has no street address or other common designation, directions may be obtained pursuant to a written request submitted to the beneficiary c/o the Trustee listed herein within 10 days from the first publication of this notice. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any,, with interest and late charges thereon, as provided in the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said deed of trust, to wit: amount of unpaid balance and other charges: \$570,141.64 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please Note, the sale may not be final until either 15 or 45 days after the sale date – see Notice to Tenant . Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. Step one, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# 25054 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Step two, you must send a written notice of intent to place a bid

("NOI") accompanied by an affidavit or declaration in accordance with Civil Code Section 2924m(c)(2)(A)(B)(C)(D) so that the trustee receives it no later than 5 p.m. on the 15th day after the trustee's sale. Step three, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, in the form of cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no later than 5 p.m. on the 45th day after the trustee's sale. Bids will only be accepted from an eligible tenant buyer or eligible bidder who has submitted a timely NOI per Step two above. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The Notice of Default and Election to Sell was recorded in the county where the real property is located, and more than three months have elapsed since such recordation. OFFICE VISITS ARE BY APPOINTMENT ONLY. NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. Date: 6/27/2025 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Best Alliance Foreclosure and Lien Services Corp., as Trustee 16133 Ventura Blvd., Suite 700 Encino, California 91436 For Payoff/Reinstatement: (888) 785-9721 Sales Line: (866) 266-7512 or www.elitepostandpub.com Priscilla Quemuel for Best Alliance EPP 44257 Pub Dates 07/01, 07/08, 07/15/2025 7/1, 7/8, 7/15/25

DC-3943602#

T.S. No.: 250204090 Notice of Trustee's Sale Loan No.: 22-5178 Order No. 95530875 APN: 2039-005-065 Property Address: 6225 Shoup Ave #105 Woodland Hills Area, CA 91367 You Are In Default Under A Deed Of Trust Dated 12/7/2022. 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 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: Aourika Vaisfeld, a single woman Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 1/5/2023 as Instrument No. 20230007200 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/22/2025 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: \$378,502.16 Street Address or other common designation of real property: 6225 Shoup Ave #105 Woodland Hills Area, CA 91367 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 250204090. 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 250204090 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: 6/24/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description A Condominium Comprised Of: (A)An Undivided 1/55th Interest In And To Lot 1 Of Tract No. 29109, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 840 Page(S) 45 And 46 Of Maps, In The Office Of The County Recorder Of Said County, Excepting Therefrom, Units 63 To 117 Inclusive As Shown And Defined On The Condominium Plan, For Said Lot 1, Recorded May 08, 1975 As Instrument No. 396, In The Office Of The County Recorder Of Said County. (B) Unit 105, As Shown And Defined On The Condominium Plan Above Referred To. 7/1, 7/8, 7/15/25

DC-3943530#

T.S. No.: 250311208 Notice of Trustee's Sale Loan No.: 24-0045-SG Order No. 95531126 APN: 2692-013-004 Property Address: 17180 Marilla Street (Northridge Area) Los Angeles, CA 91325 You Are In Default Under A Deed Of Trust Dated 4/24/2024. 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 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: Reyna Trevino, a single woman Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 5/9/2024 as Instrument No. 20240306445 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/22/2025 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: \$1,149,773.73 Street Address or other common designation of real property: 17180 Marilla Street (Northridge Area) Los Angeles, CA 91325 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 250311208 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 250311208 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: 6/24/2025 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description Lot 15 Of Tract No. 28243, In The City Of

Los Angeles, County Of Los Angeles, State Of California, Of Map Recorded In Book 714 Page(S) 85 And 86 Of Maps In The Office Of The County Recorder Of Los Angeles County. Except Therefrom The Minerals, Oil, Gas, And Other Hydrocarbon Substances Lying Below The Surface Of Said Land 7/1, 7/8, 7/15/25

DC-3943507#

T.S. No.: 250213121-5 Loan No.: 0392 Order No. 95530948 APN: 6002-026-017 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/21/2024. 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 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: Beverly Taylor, as Successor Trustee of The Taylor Family Revocable Living Trust Dated April 23, 2016 Duly Appointed Trustee: Mortgage Lender Services Recorded 11/1/2024 as Instrument No. 20240750950 in book n/a, page n/a of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 7/22/2025 at 10:00 AM Place of Sale: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$440,705.63 (estimated) Street Address or other common designation of real property: 1440 West 62nd Street Los Angeles, CA 90047 Legal Description: PLEASE SEE ATTACHED EXHIBIT "A" EXHIBIT "A" LEGAL DESCRIPTION LOT 109 OF TRACT NO. 5687, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61 OF PAGE 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet website www.nationwideposting.com, using the file number assigned to this case 250213121-5. Information about postponements that are very short in duration or that occur close in time to the

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 250213121-5 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: 6/24/2025 Mortgage Lender Services 7844 Madison Avenue #145 Fair Oaks, CA 95628 Phone: 916-962-3453 Sale Line: (916) 939-0772 BY: Lauren Meyer, Vice President DC0475976 To: DAILY COMMERCE 07/01/2025, 07/08/2025, 07/15/2025 7/1, 7/8, 7/15/25

DC-3943443#

T.S. No.: 2024-01622-CA A.P.N.: 5001-010-027 Property Address: 813 WEST 56TH STREET, LOS ANGELES, CA 90037 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要참고사항: 본청부로서에정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/22/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: Maria Medrano, An Unmarried Woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/28/2006 as Instrument No. 06 1423090 in book --- , page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/07/2025 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 549,822.23 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 813 WEST 56TH STREET, LOS ANGELES, CA 90037 A.P.N.: 5001-010-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$879,052.00 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01622-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021 , pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916 , or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2024-01622-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 13, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx> Trustee Sale Assistant **This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f). 6/24, 7/1, 7/8/25

DC-3940963#

fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 549,822.23 . Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2024-01622-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021 , pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916 , or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2024-01622-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 13, 2025 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx> Trustee Sale Assistant **This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924(f). 6/24, 7/1, 7/8/25

T.S. No.: 2024-11887-GSE APN: 2605-015-033 Property Address: 16322 Marilyn Dr, Granada Hills, CA 91344-3039 NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/15/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Hagop Jack Kassabian and Diana Karapetyan, husband and wife, as joint tenants Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 7/21/2020 as Instrument No. 20200809942 of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 7/24/2025 at 9:00 AM Place of Sale: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Amount of unpaid balance and other charges: \$503,401.69 Street Address or other common designation of real property: 16322 Marilyn Dr Granada Hills, CA 91344-3039 A.P.N.: 2605-015-033 LOT 119 OF TRACT NO. 25716, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 690 PAGES 30 THROUGH 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. 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) 793-6107 or (888) 902-3989 or visit these internet websites www.auction.com or www.nestortrustee.com, using the file number assigned to this case 2024-11887-GSE. Information about sale 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 (800) 793-6107 or (888) 902-3989 or visit these internet websites www.auction.com or www.nestortrustee.com, using the file number assigned to this case 2024-11887-GSE 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: 6/19/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 44149 Pub Dates 06/24, 07/01, 07/08/2025 6/24, 7/1, 7/8/25

DC-3940641#

APN: 5001-027-023 TS No.: 23-07056CA TSG Order No.: 250004767 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 30, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded April 6, 2022 as Document No.: 20220379620 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: RICCARDO LUYTS TORRES AND ANDREA ADELLE TORRES, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: July 15, 2025 Sale Time: 10:00 AM Sale Location: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 2 File No.:23-07056CA The street address and other common designation, if any, of the real property described above is purported to be: 727 West 53rd Street, Los Angeles, CA 90037. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$879,052.00 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust

on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-07056CA. 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 23-07056CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:23-07056CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: June 16, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 DC0475611 To: DAILY COMMERCE 06/24/2025, 07/01/2025, 07/08/2025 6/24, 7/1, 7/8/25

DC-3939489#

T.S. No. 25-72831 APN: 2263-028-001 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2005. 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: ERIC ROBERTS AND ELIZA ROBERTS, HUSBAND AND WIFE, AS COMMUNITY PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 12/13/2005, as Instrument No. 05 3051558, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :7/15/2025 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: \$661,603.42 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 14752 ADDISON STREET SHERMAN OAKS AREA, CALIFORNIA 91403 AKA 14752 Addison Street Los Angeles, CA 91403 Described as follows: LOTS 1 AND 2 AND THE NORTHERLY 5 FEET OF LOTS 23 AND 24 IN BLOCK 23 OF TRACT NO. 7307, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85 PAGE(S) 1 TO 5 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, A.P.N #.: 2263-028-001 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 25-72831. 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 25-72831 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: 6/17/2025 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 44118 Pub Dates 06/24, 07/01, 07/08/2025 6/24, 7/1, 7/8/25

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