

<p>STATEMENT OF PROCEEDINGS FOR THE REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES HELD IN ROOM 381B OF THE KENNETH HAHN HALL OF ADMINISTRATION 500 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012</p> <p>Tuesday, July 1, 2025 9:30 AM</p> <p>Present: Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger Invocation led by Reverend Frank Alton, Episcopal Diocese of Los Angeles, Los Angeles (1). Pledge of Allegiance led by Todd L. Stern, former Sergeant/ E5, United States Marine Corps, Hawthorne (2).</p> <p>Presentation of pet(s) for the County's Pet Adoption Program, as arranged by Supervisor Barger.</p> <p>Presentation of scroll recognizing "Pride Month," as arranged by Supervisor Solis.</p> <p>Presentation of scroll recognizing LA County Parks Summer Teen Programming, as arranged by Supervisor Solis.</p> <p>I. SET MATTER 11:00 A.M.</p> <p>Set Report on the County's Implementation of the People Experiencing Matter Homelessness Missions 1.Report by the Executive Director of the Homeless Initiative on the implementation of the people experiencing homelessness missions, including each Department's utilization of the Emergency Proclamation's tools and delegated authorities, as requested at the Board meeting of October 3, 2023. (Continued from the meetings of 1-7-25, 2-4-25, 2-18-25, 4-1-25, 5-6-25 and 6-3-25) (23-3603) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Solis, this item was continued to August 5, 2025.</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>II. CONSENT CALENDAR BOARD OF SUPERVISORS 2 - 21</p> <p>2.Appointments to Commissions/Committees/Special Districts Recommendations for appointment/reappointment or removal for Commissions/Committees/Special Districts (+ denotes reappointments): Documents on file in the Executive Office.</p> <p>Supervisor Kathryn Barger (Chair of the Board) Aaron Ordover (Second Alternate), Clean Power Alliance of Southern California</p> <p>Supervisor Hilda L. Solis Jorge Chuc+, Personal Assistance Services Council Hans Johnson+, Sheriff Civilian Oversight Commission</p> <p>Supervisor Lindsey P. Horvath Margaret Levy+, Board of Governors Department of Museum of Natural History Jacquelyn McCroskey+, Commission for Children and Families; also waive limitation of length of service requirement pursuant to County Code Section 3.100.030A Joni Jong Hwa Byun+ and Genevieve Riutort+, Commission for Public Social Services Barbara Meltzer+ and Susan M. Sexton+, Los Angeles County Commission for Older Adults Laura B. Cantu (Rotational), Los Angeles County Board of Education</p> <p>Supervisor Janice Hahn Michael Molina, Board of Governors Department of Museum of Natural History James V. Cross+, Los Angeles County Board of Education; also waive limitation of length of service requirement pursuant to County Code Section 3.100.030A Supervisor Kathryn Barger Tiara E. Siganar+, Community Prevention and Population Task Force Daniel Rosenfeld, Law Library Board of Trustees Vasken Yardemian, Los Angeles County Citizens' Economy and Efficiency Commission</p> <p>Consumer Members of the Regional Community Advisory Committees Mirella Diaz-Santos and Audie Rhodes, L.A. Care Health Plan (aka Local Initiative Health Authority Governing Board)</p> <p>Los Angeles County Assessor Tony Valenzuela, LGBTQ+ Commission</p> <p>Los Angeles County Federation of Labor Julie Van Winkle, Workforce Development Board (25-0052) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>3.Motion to Establish a Reward Offer in the Amount of \$10,000 in the Investigation of the Case of Sabrina de La Peña, who was Physically and Sexually Assaulted, in the Westlake Neighborhood of Los Angeles, in April of 2025, as submitted by Supervisor Solis. (25-3548) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>4.Motion to Establish a Reward Offer in the Amount of \$10,000 in the Investigation of the Murder of Edgar Vasquez in the City of Los Angeles on July 6, 2020, as submitted by Supervisor Mitchell. (25-3551) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>5.Motion to Reestablish and Increase a Reward Previously Offered from the Amount of \$20,000 to \$25,000 in</p>	<p>the Investigation of the Heinous Murder of Reginald Thompson, Sr., in the Unincorporated Area of Westmont on January 11, 2022, as submitted by Supervisor Mitchell. (22-1573) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>6.Motion to Proclaim the Month of July 2025 as "Parks Make Life Better! Month," as submitted by Supervisor Solis. (25-3545) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>7.Motion for the Operation Graduation Fee Waiver on Tuesday, August 5, 2025, for the Walt Disney Concert Hall and Founders Room Rental Fees in the Amount of \$6,625, and Parking Fees in the Amount of \$3,000, as submitted by Supervisor Solis. (25-3546) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>8.Motion for the Jimmy Miller Memorial Foundation's South Bay Dozen, Paddleboard and Lifeguard Ocean-Racing Event Fee Waiver on July 12, 2025 for the Permit Fee in the Amount of \$250 and Gross Receipts Fee in the Amount of \$1,575, as submitted by Supervisor Hahn. (25-3541) On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>Policy Matters</p> <p>The following are links to the applicable Cluster Meeting Agenda(s) and Transcript(s). (25-0008) 9.Supporting Senate Bill 379 (Jones) and Senate Bill 380 (Jones) - Protecting Communities from Sexually Violent Predators</p> <p>Recommendation as submitted by Supervisor Barger: Direct the Chief Executive Officer, through the Legislative Affairs and Intergovernmental Relations Branch, to support Senate Bill (SB) 379 (Jones), legislation which would expand placement requirements to include public safety considerations, and SB 380 (Jones), legislation which would require the Department of State Hospitals to conduct an analysis of the benefits and feasibility of establishing transitional housing facilities for the conditional release program. (25-3435) Interested person(s) submitted written testimony.</p> <p>Said motion was duly carried by the following vote:</p> <p>Ayes:4 -Supervisor Solis, Supervisor Horvath, Supervisor Hahn and Supervisor Barger Noes:1 -Supervisor Mitchell</p> <p>10.Addressing Homeless Encampments under the State's New Very High Fire Hazard Severity Zones Maps Recommendation as submitted by Supervisors Solis and Horvath: Instruct the Fire Chief, in partnership with the Directors of Public Works and Parks and Recreation, to review the 2025 State Fire Hazard Severity Zone maps to identify new areas that have been re-classified as Very High Fire Hazard Severity Zones (VHFHSZs). Determine which VHFHSZs are under County jurisdiction, and which are the shared responsibility of multiple jurisdictions, including cities, County, Cal Trans, County Flood Control District, California State Parks, and Army Corps of Engineers, and report back to the Board in writing in 30 days. Instruct the Executive Director of the Homeless Initiative, Chief Executive Office, in collaboration with the Sheriff, through its Homeless Outreach Sheriff Team, the Los Angeles Homeless Services Authority, and the Directors of Public Works and Parks and Recreation, to take the following actions: Identify what additional resources, including funding and maintenance plans, are necessary to keep newly and previously designated unincorporated VHFHSZs clear of encampments, especially for adjacent properties where jurisdiction is shared, and to better support jurisdictional partners in keeping their VHFHSZs clear of encampments, as well. Identify any current resources used by other jurisdictional partners to keep VHFHSZs clear of encampments, as well as potential funding sources from Local, State, or Federal agencies. Based on Point-In-Time Count or other data, identify the number of beds needed to effectively address encampments in VHFHSZ through interim housing, emergency shelter, or motel vouchers. Identify and develop strategies to inform on and execute the County's existing prohibition on encampments in unincorporated VHFHSZs to prevent occurrences of fire and loss of life. Develop protocols to ensure a standard procedure can be enacted in VHFHSZs during red flag days, and year-round, to ensure that appropriate services are provided to encampments in these areas. Work with Caltrans, County Flood Control District, California State Parks, Army Corps of Engineers, City of Los Angeles and other Cities, and appropriate jurisdictional partners to develop Countywide protocols that can be uniformly implemented across the County. Report back to the Board in writing in 90 days. (25-3451) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>11.Empowering Youth Through Know Your Rights Education for Civic Engagement</p> <p>Recommendation as submitted by Supervisors Solis and</p>	<p>Hahn: Suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion. Instruct the Director of Youth Development, the Public Defender, and the Alternate Public Defender, in consultation with the Executive Directors of the Human Relations Commission and the Youth Commission, to do the following:</p> <p>Develop Know Your Rights educational materials and workshops tailored for youth who are participating in protests, walkouts, demonstrations, and other forms of civic engagement. These materials should include the following:</p> <p>Legal rights during protest activity, including interactions with law enforcement;</p> <p>Guidance on navigating curfews, unlawful assemblies, dispersal orders, and juvenile citations;</p> <p>Resources for youth who may be undocumented, LGBTQ+, or otherwise at heightened risk;</p> <p>Mental health and trauma-informed safety strategies during civic actions; and</p> <p>Legal remedies and support for those experiencing unlawful discriminatory targeting and other potential violations of their civil and human rights.</p> <p>Support efforts that equip young people with legal tools and protections during civic engagement, including ensuring that Know Your Rights efforts are grounded in a commitment to protecting youth voices, not criminalizing them, as they advocate for justice and equity.</p> <p>Partner with youth-serving and community-based organizations to co-create and deliver these workshops and materials in a culturally relevant, linguistically appropriate, and accessible format.</p> <p>Develop a public communications campaign, including a youth-facing social media strategy, videos, and printed toolkits, to amplify Know Your Rights information across the County, with a focus on schools, youth justice organizations, and immigrant-serving networks.</p> <p>Explore opportunities to integrate Know Your Rights information into existing youth diversion and prevention programming, with the goal of preventing unnecessary entry into the juvenile legal system related to protest participation or political activity.</p> <p>Report back to the Board in writing within 30 days, and quarterly thereafter, with a proposed implementation plan, timeline, and resource needs, including recommendations for continued youth and community engagement. (25-3547) Fedrick Sykes, Byron Jose, Sierra Brown, Carlos Montes, Vanessa Benavides, Hector Plascencia, Jeanette Ellis-Royston, Roy Humphreys, Claudia Jerez, Ester Yim, Amy Flores, and Howard Hernandez addressed the Board. Interested person(s) also submitted written testimony.</p> <p>Joseph M. Nicchitta, Chief Operating Officer, Chief Executive Office, responded to questions posed by the Board.</p> <p>After discussion, on motion of Supervisor Solis, seconded by Supervisor Hahn, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>12.Improving Enforcement of the County's Short Term Rental Ordinance</p> <p>Recommendation as submitted by Supervisor Solis: Instruct the Treasurer and Tax Collector, in collaboration with the Sheriff, the Directors of Regional Planning and Consumer and Business Affairs, and County Counsel, to report back to the Board in writing in 90 days on the County's Short-Term Rentals (STR) Ordinance, including the following:</p> <p>Implementation Overview: Outline of how the STR Ordinance is being implemented.</p> <p>Challenges and Gaps in Enforcement: Review of challenges and gaps in the current STR enforcement protocols and recommendations to overcome those gaps, including any additional resources needed.</p> <p>Coordination of Enforcement Efforts: Description of how STR enforcement activities are coordinated between Departments.</p> <p>Resident Concerns Process: Establishment of processes to elevate resident concerns regarding STRs received by all Departments and channel them through the Treasurer and Tax Collector for coordination and enforcement with other respective agencies when appropriate.</p> <p>Identification of Non-Advertised STRs: Development of recommendations for identifying STRs that are not advertised through traditional STR advertising channels (e.g., Airbnb, Vrbo). (25-3454) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>13.Enhancing Support for Pregnant People and New Parents Who Are Experiencing Homelessness</p> <p>Recommendation as submitted by Supervisor Solis: Instruct the Chief Executive Officer of the Los Angeles Homeless Services Authority, the Directors of Public Social Services and Health Services, through its Housing for Health, the Executive Director of the Homeless Initiative, Chief Executive Office, and, once established, the new County Department on homelessness, to report back to the Board in writing twice a year with an assessment of the capacity of CalWORKs Homeless Programs and the Family Coordinated Entry System to meet the demand for support of families experiencing homelessness, including system utilization data, language access, resource gaps, immigration status concerns, and funding scenarios to address unmet needs.</p>	<p>Direct the Chief Executive Officer and the Director of Public Health to report back to the Board in writing in 90 days on proposed funding options to continue and potentially expand the Department of Public Health's Project H.O.P.E. and Abundant Birth Project. Instruct the Directors of Public Social Services and Children and Family Services, and the Executive Director of the Office of Immigrant Affairs to report back to the Board in writing in 90 days on their existing staff training, and knowledge and information exchanges related to supporting pregnant people and new parents experiencing homelessness, and any additional training, or knowledge and information exchanges that may be needed, and how their staff are connecting these individuals to appropriate resources. (25-3434) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>14.Supporting Los Angeles County's Public Health System Revised recommendation as submitted by Supervisors Mitchell and Horvath. Direct the Chief Executive Officer, during the 2025-26 Supplemental Budget phase, to transfer \$5,000,000 from the existing Provisional Financing Uses (PFU) - Board Directed Initiatives, to the Department of Public Health's (DPH's) Fiscal Year 2025-26 operating budget to protect public safety and preserve the most essential portions of public health programs and services as identified by the Director of Public Health, with notification to the Board. Direct the Chief Executive Officer to do the following: (Continued from the meeting of 6-17-25)</p> <p>Report back to the Board in writing during the 2025-26 Supplemental Budget phase on establishing a County Public Health Emergencies Reserve Fund and identify \$20,000,000 in one-time funding pursuant to the Fiscal Resilience Protocol. The reserve fund should be designed to allow DPH to effectively respond to public health emergencies, including outbreaks, pandemics, urgent bioterrorism preparedness and response activities, and environmental crisis or similar circumstances that jeopardize public health and safety. Potential funding sources for the one-time dollars could include, but should not be limited to, PFU, Measure B, tobacco settlement funds, etc.</p> <p>Work with the Director of Public Health to establish the process and conditions necessary to utilize the Public Health Emergencies Reserve Fund and report back to the Board in writing during the Supplemental Budget phase on the process and conditions.</p> <p>Report back to the Board in writing during the Supplemental Budget phase with recommendations on how the County can shift its funding framework for DPH to reflect that the Department's work is a key driver of public safety. (25-3042) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>15.Naming the New County Department Dedicated to Homelessness</p> <p>Recommendation as submitted by Supervisors Horvath and Hahn: Direct the Chief Executive Officer, in partnership with the Auditor-Controller, to name the new Department on homelessness the "Department of Homeless Services and Housing." (25-3369) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>16.Support for Senate Bill 256 (Pérez): Enhancing Infrastructure for Wildfire Mitigation</p> <p>Recommendation as submitted by Supervisors Horvath and Barger: Direct the Chief Executive Officer, through the Legislative Affairs and Intergovernmental Relations Branch, to support Senate Bill 256 (Pérez), legislation which strengthens California's electrical infrastructure by improving wildfire mitigation planning, enhancing emergency response, and increasing public safety through improved communication and undergrounding of power lines and requiring utilities to work more closely with emergency services and communities to prevent wildfires and manage power shutoffs safely and transparently. (25-3544) Interested person(s) submitted written testimony.</p> <p>On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:</p> <p>Ayes:5 -Supervisor Solis, Supervisor Mitchell, Supervisor Horvath, Supervisor Hahn and Supervisor Barger</p> <p>17.Legal Pathways to Los Angeles County Serving as a Rebuilding Authority for Wildfire Recovery</p> <p>Recommendation as submitted by Supervisor Horvath: Instruct County Counsel to report back to the Board in writing in seven days with a report detailing the legal viability of the County serving as a Rebuilding Authority, including in any jurisdictions impacted by the January 2025 wildfires, and the December 2024 Franklin Fire, that voluntarily seek this partnership with the County. The report should detail the County's current authorities, any new required authorities, and any State authorization required to implement the following roles:</p> <p>Issue, deploy, and implement tax increment financing, Federal, State, and philanthropic funds.</p> <p>Manage and coordinate rebuilding and related logistics between public and private reconstruction.</p> <p>Purchase lots at a fair price for land banking, with first look</p>
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LEGAL NOTICES

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sale options provided to returning residents and their families and create community amenities, such as open space that could promote community-scale resiliency.

Work with builders to reconstruct properties to resilient construction standards and that prioritize strategies for accelerated and cost-effective rebuilding.

Create economies of scale for acquiring equipment and materials by bulk purchasing critical construction materials.

Support the reconstruction workforce by partnering with trades, facilitating training, and creating temporary workforce housing.

Enhance financing options for families that lack the ability to cover costs of rebuilding by partnering with private lenders, community development finance institutions, private philanthropy, and non-profits.

Facilitate reconstruction of lost rental housing stock, including by promotion of accessory dwelling units.

Carry out other activities that enhance property insurability and promote a resilient and sustainable recovery.

Provides a meaningful mechanism for community engagement. (25-3433)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

18.Sustaining and Expanding RepresentLA

Recommendation as submitted by Supervisors Hahn and Solis: Suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion. Instruct the Executive Director of the Office of Immigrant Affairs to report back to the Board in writing in 30 days with the following:

An overview of the funding allocations and sources for the RepresentLA program;

A description and breakdown of the programs, organizations, clients served, and types of supportive services that are funded by RepresentLA;

An analysis and recommendations of ways Represent LA could adjust and adapt to meet the pressing and urgent needs of the County's immigrant community given the violence and intensity of the recent Federal raids and the bypassing of traditional legal processes;

An assessment of funding needs to both sustain the RepresentLA program in the future and potentially expand it to meet the current immigration enforcement crisis in the County; and

A plan to re-engage with philanthropy to explore the use of philanthropic donations and/or grants to fund RepresentLA, in partnership with the Chief Executive Office's Center for Strategic Partnership.

Direct the Chief Executive Officer to report back to the Board in writing during the Supplemental Budget phase with potential funding sources to sustain and expand the RepresentLA program including, but not limited to, considering supporting the Office of Immigrant Affairs' application to use Care First Community Investment funds and philanthropic investments. (25-3542)

Carlos Montes, Hazel Rios, Viviana English, Antonieta Garcia, Laura Moreno, Hector Plascencia, Rosa Soto, Diana Escamilla, Yessenia Cux, Carolyn Oropez, Vanessa Melendez, Manuel Garza, Melissa Vepeda, Yaritza Gonzalez, Claudia Jerez, and other interested persons addressed the Board. Interested person(s) also submitted written testimony.

Joseph M. Nicchitta, Chief Operating Officer, Chief Executive Office, responded to questions posed by the Board.

Supervisor Mitchell made a request to bifurcate the approval of Directive Nos. 1 through 5 from the last directive of Supervisors Hahn and Solis' joint motion.

At the request of Supervisor Mitchell, the Chair ordered a division of the question.

By Common Consent, there being no objection, the request to bifurcate the approval of Directive Nos. 1 through 5 from the last directive of Supervisors Hahn and Solis' joint motion was approved.

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

After discussion, on motion of Supervisor Hahn, seconded by Supervisor Solis, Directive Nos. 1 through 5 were duly carried by the following vote:

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

After further discussion, the Directive to instruct the Chief Executive Officer to report back to the Board in writing during the Supplemental Budget phase with potential funding sources to sustain and expand the RepresentLA program including, but not limited to, considering supporting the Office of Immigrant Affairs' application to use Care First Community Investment funds and philanthropic investments, was duly carried by the following vote:

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

19.Implementing Court Reminder and Transportation Services for Justice-Impacted Youth through Justice, Care and Opportunity Department's Justice Connect Support Center

Revised recommendation as submitted by Supervisors Hahn and Horvath: Instruct the Director of Justice, Care and Opportunities, in collaboration with the Chief Probation Officer, through its Juvenile Special Services Bureau, the Director of Youth Development, County Counsel, the Public Defender and the Alternate Public Defender, to do the following:

Develop an updated screening questionnaire for the Justice Connect Support Center (JCSC) that distinguishes whether the caller is an adult, youth, or youth's parent/guardian, includes non-case related content, informed by County Counsel, and includes a process for obtaining consent needed to allow JCSC to provide court reminders to youth.

Explore the possibility of developing a pilot to expand the usage of defense text message reminders for youth, through the Public Defender and Alternate Public Defender case management systems, where available.

Explore partnering with a youth-centered provider that offers transportation services for youth to begin the process of executing a contract and identifying available funding to support transportation services for youth. The contract negotiations should contain an informed consent process for calls coming from youth, youth's parent/guardian, or service providers, the development of clearly defined protocols for fully informed consent, liability, and youth safety, and a process for scheduling pick-ups and drop-offs that allow for flexibility due to unpredictable court end-times.

Make modifications to the existing JCSC system to set up transportation referrals to a youth-centered contracted provider, once selected by the Department of Youth Development (DYD).

Implement a phased approach to integrating DYD's providers into the JCSC system so justice-involved youth who contact the JCSC system can be referred to appropriate services in the community, by developing a screening and referral processes for available services provided by DYD contracted providers, a youth-specific intake and screening tool, which could be modeled on the screening tool used for adults in the JCSC, but that considers youth's specific needs, a process to receive informed consent for service referrals, workflow to contracted providers, including warm handoffs, and execution of appropriate data sharing agreements and privacy protections.

Instruct the Chief Probation Officer, through its Juvenile Special Services Bureau, to continue meeting with the Los Angeles Superior Court (LASC) to explore the possibility of using the LASC's Hearing Reminder Service System for justice-involved youth, in consideration of the confidentiality of juvenile case information, and navigating potential challenges with getting youth buy-in for a reminder system developed by the court.

Instruct the Director of Justice, Care and Opportunities and the Chief Probation Officer, through its Juvenile Special Services Bureau, in collaboration with the Director of Youth Development, the Public Defender, the Alternate Public Defender, County Counsel, and the Chief Executive Officer, to report back to the Board in writing in 45 days, and every 60 days thereafter, with a status report on the above, as well as potential funding considerations, until the directives are completed. (25-3374)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

20.Veteran Commons Project Gap Financing and Community Workforce Agreement

Recommendation as submitted by Supervisor Hahn: Determine that the Veteran Commons Project (Project), consisting of 50 units for homeless veterans, 49 units for low-income families, one manager's unit and 20, 164 sq ft of open space located at 11269 Garfield Avenue in the City of Downey, should be included as a Covered Project within the County's Community Workforce Agreement (CWA) and determine that the Abode Communities, a California nonprofit public benefit corporation, and Path Ventures, a California nonprofit public benefit corporation, shall fulfill the CWA administrative duties normally fulfilled by the County for the Project. Find that the recommended actions are within the scope of the Board's August 30, 2022 determination that the Project is exempt from the California Environmental Quality Act pursuant to the determination prepared by the City of Downey as lead agency. (Relates to Agenda No. 1-D) (25-3367)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Executive Office

21.Conflict of Interest Codes

Recommendation: Approve the Conflict of Interest Codes for Antelope Valley Healthcare District, Antelope Valley Learning Academy, Inc., Cerritos Community College District, Charter Oak Unified School District, Da Vinci Schools, Duarte Unified School District, El Camino Community College District, Extera Public Schools, Foothill Transit JPA, Garvey School District, Glendora Unified School District, Lancaster School District, Las Virgenes Municipal Water District, L.A. Care Health Plan, L.A. Care Health Plan JPA, Los Angeles Memorial Coliseum Commission, Mission View Public Charter, Inc., Monrovia Unified School District, New Los Angeles Charter School, Office of Education, LA County, Paramount Unified School District, Santa Clarita Valley International School, South Whittier School District, Three Valleys Municipal Water District, and recognize the dissolution of Academy of Media Arts, Agoura Hills-Calabasas Community Center, Public Policy Charter School, and Resolute Academy, Inc. and the abolishment of their codes to be effective the day following Board approval. (25-3458)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

ADMINISTRATIVE MATTERS 22 - 45
Chief Executive Office

22.Report on the State of Black Los Angeles County

Report by the Chief Executive Officer on the findings of the State of Black Los Angeles County, as requested at the Board meeting of July 21, 2020. (Continued from the meeting of 6-10-25) (22-2217)
Interested person(s) submitted written testimony.

On motion of Supervisor Mitchell, seconded by Supervisor Solis, this item was continued one week to July 8, 2025.

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

23.Department of Children Family Services Lease Agreement

Recommendation: Authorize the Chief Executive Officer to execute a proposed 15-year lease with Ominnet Freeway LP, a Delaware limited partnership (Landlord), for the Department of Children and Family Services' (DCFS') use of approximately 89,895 sq ft of office space and 382 on-site parking spaces located at 1500 Hughes Way in the City of Long Beach (4). The estimated maximum first-year base rental amount is \$3,183,000, but with a one-month rent abatement of \$266,000, will equal \$2,917,000. The estimated total proposed lease amount, including Tenant Improvement (TI) and low-voltage is \$79,684,000 over the 15-year term. The rental costs will be funded by 45% State and Federal funds and 55% Net County Cost (NCC) that is already included in DCFS' existing budget. DCFS will not be requesting additional NCC for this action. Find that the proposed lease is exempt from the California Environmental Quality Act. Take the following actions:

Authorize the Chief Executive Officer to reimburse the Landlord up to \$10,338,000 for the County's TI contribution, to be paid in a lump sum.

Authorize the Director of Children and Family Services to contract with the Director of Internal Services, in coordination with the Chief Executive Officer, for the acquisition and installation of telephone, data, and low-voltage systems and vendor installation (Low-Voltage Items) at a total amount not to exceed \$5,500,000 to be paid in a lump sum or \$10,345,000 if amortized over five years at 8% interest per annum. The cost for the Low-Voltage Items is in addition to the rental costs and the County's TI contribution payable to the Landlord.

Authorize the Chief Executive Officer to execute any other ancillary documentation necessary to effectuate the terms of the proposed lease and take actions necessary and appropriate to implement the proposed termination rights and one option to extend the proposed lease for an additional five years. If exercised, the total term of the proposed lease will be up to 20 years. (25-3413)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

24.Chief Executive Office Legislative Affairs and Intergovernmental Relations Lease Amendment

Recommendation: Authorize the Chief Executive Officer to execute a proposed 10-year lease amendment with the National Association of Counties, a Delaware not-for-profit corporation, also known as NACO, (Grantor), for the Chief Executive Office, Legislative Affairs and Intergovernmental Relations Branch, continued use of approximately 1,216 sq ft of office space, located at 660 North Capitol Street, Suite 430 in Washington, D.C. The estimated maximum first-year total rental amount is \$88,000, but with an approximate 11 months of rent abatement of \$78,000, will equal \$10,000. The estimated total proposed amendment amount is \$982,000 over the 10-year term. If the option to extend the term for an additional four years and five months is exercised, the cost of the option term is \$580,000, for an estimated total amount of \$1,562,000 over the 14 years, and five months term. The rental costs will be funded, 100% by Net County Cost (NCC) that is already included in the Chief Executive Office's (CEO's) operating budget. The Chief Executive Officer will not be requesting additional NCC for this action. Direct the Chief Executive Officer to execute any other ancillary documentation necessary to effectuate the proposed amendment and take actions necessary and appropriate to implement the proposed amendment including, without limitation, exercising any early termination rights and the option to extend the term by four years and five months. Find that the proposed amendment is not subject to the California Environmental Quality Act. (25-3428)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Health and Mental Health Services

25.Continue the Declared Local Health Emergency for the January 2025 Critical Fire Events.

Recommendation: Adopt and instruct the Chair to sign a resolution to continue the local health emergency declared on January 10, 2025 due to the January 2025 Windstorm and Critical Fire Events. (Department of Public Health) (25-3412)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Community Services

26.Parcel 18R - Dolphin Marina Lease Agreement Amendment

Recommendation: Approve an amendment to the Lease agreement for Parcel 18R (Dolphin Marina) in Marina del Rey (2). Instruct the Chair to sign an amendment to the Lease with Dolphin Marina, LTD, a California limited partnership. Authorize the Director of Beaches and Harbors to execute any other ancillary documentation necessary to effectuate the terms of the amendment and take any actions necessary and appropriate to implement the amendment. Find that the proposed action is either not a project, or, in the alternative, is exempt from the California Environmental Quality Act. (Department of Beaches and Harbors) 4-VOTES (25-3427)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Agreement No. 7580, Supplement 14

27.Villa Del Mar Apartment Homes and Marina (Parcel 13R) - Marina Del Rey Amended and Restated Lease

Recommendation: Approve and consent to the proposed assignment of a lease agreement for Parcel 13R in Marina del Rey (2) from VILLA DEL MAR PROPERTIES, LTD, L.P., a California limited partnership, to VDM PARTNERS, L.L.C., a Delaware limited liability company. Approve an amendment to a lease agreement for Parcel 13R in Marina del Rey. Find that the proposed actions are either not a project, or, in the alternative, are exempt from the California Environmental Quality Act. Authorize the Director of Beaches and Harbors to take the following actions: (Department of Beaches and Harbors) 4-VOTES
Execute any documentation necessary to effectuate the proposed assignment and take any necessary and appropriate actions to implement the proposed assignment including, but not limited to, any consents, estoppels and related documentation.

Execute the proposed amendment to a lease agreement for Parcel 13R, which will document the \$250,000 Net Proceeds Share fee, incorporate a proposed increase for percentage rent category 4.2.2 (c) from 14.5% to 14.8%, and include a reserve study clause in substantially similar form to language previously approved by the Board.

Execute any other ancillary documentation necessary to effectuate the terms of the amendment. (25-3438)
On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

28.Security Lighting Capital Projects

Recommendation: Establish and approve the following proposed projects: Alondra Community Regional Park Security Lighting Project, Capital Project (CP) No. 8A115, with a total project budget of \$1,701,000; Athens Park Security Lighting Project, CP No. 8A116, with a total project budget of \$401,000; Colonel Leon H. Washington Park Security Lighting Project, CP No. 8A117, with a total project budget of \$630,000; East Rancho Dominguez Park Security Lighting Project, CP No. 8A118, with a total project budget of \$652,000; Enterprise Park Security Lighting Project, CP No. 8A119, with a total project budget of \$763,000; Franklin D. Roosevelt Park Security Lighting Project, CP No. 8A120, with a total project budget of \$1,653,000; Helen Keller Park Security Lighting Project, CP No. 8A121, with a total project budget of \$494,000; Jesse Owens Community Regional Park Security Lighting Project, CP No. 8A122, with a total project budget of \$1,600,000; Lennox Park Security Lighting Project, CP No. 8A123, with a total project budget of \$424,000; Mary M. Bethune Park Security Lighting Project, CP No. 8A124, with a total project budget of \$400,000; Mona Park Security Lighting Project, CP No. 8A125, with a total project budget of \$928,000; Roy Campanella Park Security Lighting Project, CP No. 8A126, with a total project budget of \$499,000; and Ted Watkins Memorial Park Security Lighting Project, CP No. 8A127, with a total project budget of \$1,906,000 (2). Approve an appropriation adjustment to transfer a total of \$12,051,000 from the Parks Security Lighting, CP No. 8A071, as follows: \$1,701,000 to CP No. 8A115; \$401,000 to CP No. 8A116; \$630,000 to CP No. 8A117; \$652,000 to CP No. 8A118; \$763,000 to CP No. 8A119; \$1,653,000 to CP No. 8A120; \$494,000 to CP No. 8A121; \$1,600,000 to CP No. 8A122; \$424,000 to CP No. 8A123; \$400,000 to CP No. 8A124; \$928,000 to CP No. 8A125; \$499,000 to CP No. 8A126; and \$1,906,000 to CP No. 8A127 to fully fund the 13 proposed projects. Authorize the Director of Parks and Recreation to deliver the proposed projects through Board-approved Job Order Contracts. Find that the proposed projects are exempt from the California Environmental Quality Act. (Department of Parks and Recreation) (25-3432)
Claudia Jerez addressed the Board. Interested person(s) also submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

29.Security Lighting Capital Projects

Recommendation: Establish and approve the following proposed projects: Allen J. Martin Park Security Lighting Project, Capital Project (CP) No. 8A109, with a total project budget of \$330,000; Belvedere Community Regional Park Security Lighting Project, CP No. 8A110, with a total project budget of \$700,000; City Terrace Park Security Lighting Project, CP No. 8A111, with a total project budget of \$600,000; Eugene A. Obregon Park Security Lighting Project, CP No. 8A112, with a total project budget of \$825,000; Rimgrove Park Security Lighting Project, CP No. 8A113, with a total project budget of \$546,000; and Ruben F. Salazar Park Security Lighting Project, CP No. 8A114, with a total project budget of \$850,000

(1). Approve an appropriation adjustment to transfer a total of \$3,851,000 from the Parks Security Lighting, CP No. 8A071, as follows: \$330,000 to CP No. 8A109; \$700,000 to CP No. 8A110; \$600,000 to CP No. 8A111;

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LEGAL NOTICES

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\$825,000 to CP No. 8A112; \$546,000 to CP No. 8A113; and \$850,000 to CP No. 8A114 to fully fund the six proposed projects. Authorize the Director of Parks and Recreation to deliver the proposed projects through Board-approved Job Order Contracts. Find that the proposed actions are exempt from the California Environmental Quality Act. (Department of Parks and Recreation) (25-3430)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

30.Charter Oak Park Security Lighting Capital Project

Recommendation: Establish and approve the Charter Oak Park Security Lighting Project. Capital Project (CP) No. 8A128 (Project) (5), with a total Project budget of \$650,000. Approve an appropriation adjustment to transfer \$650,000 from the Parks Security Lighting, CP No. 8A071, to CP No. 8A128 to fully fund the Project. Authorize the Director of Parks and Recreation to deliver the proposed Project through a Board-approved Job Order Contract. Find that the proposed Project is exempt from the California Environmental Quality Act. (Department of Parks and Recreation) (25-3431)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

31.Industrial Waste Services Agreement

Recommendation: Approve and instruct the Chair to sign an Industrial Waste Control Program Service Agreement between the City of Santa Clarita (City) (5) and the County for a term of five years, until June 30, 2030. The Agreement authorizes the Department of Public Works (DPW) to continue providing permit and inspection services to the City to ensure compliance with the City's Sanitary Sewers and Industrial Waste Ordinance. The City will reimburse DPW for its costs to provide the requested services, not to exceed \$650,000 per year. Instruct the Director of Public Works to provide the services described in the Industrial Waste Control Program Service Agreement for the City. Upon Board approval, the agreement will become effective on July 1, 2025. Find that the proposed project is exempt from the California Environmental Quality Act. (Department of Public Works) (25-3425)
On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Agreement No. 79667

32.On-Call Slope Mowing Service Contract

Recommendation: Award and authorize the Director of Public Works to execute a contract with Powerland Equipment, Inc., for on-call slope mowing services. This contract will be for a period of one year with four one-year and six month-to-month extension options for a maximum potential contract term of 66 months and a maximum potential contract amount of \$27,225,000. Funding for the initial term of the services is available in the Road Fund and Internal Service Fund Fiscal Year 2025-26 Budgets. Funds to finance the extension options will be requested through the annual budget process. Find that the contract work is exempt from the California Environmental Quality Act. Authorize the Director to take the following actions: (Department of Public Works)

Exercise the extension options if, in the opinion of the Director, Powerland Equipment, Inc., has successfully performed during the previous contract period, and the services are still required to approve and execute amendments to incorporate necessary changes within the scope of work and to suspend and/or terminate the contract for convenience if it is in the best interest of the County.

Authorize additional services and extend the contract expiration date as necessary to complete those additional services when those additional services are previously unforeseen, related to a previously assigned scope of work on a given work order, and are necessary for the completion of that given work order.

Annually increase the contract amount up to an additional 10% of the annual contract amount, which is included in the maximum potential contract amount for unforeseen additional work within the scope of the contract if required, and adjust the annual contract amount for each option year over the term of the contract to allow for an annual Cost of Living Adjustment in accordance with County policy and the terms of the contract. (25-3408)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

33.On-Call Geotechnical and Environmental Drilling Services Program Contract

Recommendation: Award and authorize the Director of Public Works to execute three service contracts with ABC Liovin Drilling, Inc., a Local Small Business and Disabled Veteran Business Enterprise, Fugro Land USA, Inc., and Gregg Drilling, LLC, for on-call geotechnical and environmental drilling services program. These contracts will be for a period of one year with four one-year and six month-to-month extension options for a maximum potential contract term of five years and six months and a maximum potential aggregate program amount of \$12,100,000. Funding is included in various Department of Public Works Funds Fiscal Year 2025-26 Budget. Funds to finance the contract's extension options will be requested through the annual budget process. Find that the contract work is exempt from the California Environmental Quality Act. Authorize the Director to take the following

actions: (Department of Public Works)

Exercise the extension option if, in the opinion of the Director, the contractors have successfully performed during the previous contract period, and the services are still required, approve and execute amendments to incorporate necessary changes within the scope of work, and suspend and/or terminate the contracts for convenience if it is in the best interest of the County.

Authorize additional services and extend the contract expiration date as necessary to complete those additional services when those additional services are previously unforeseen, related to a previously assigned scope of work on a given work order, and are necessary for the completion of that given work order.

Annually increase the program amount up to 10% of the annual aggregate program amount, which is included in the maximum potential aggregate program amount for unforeseen additional work within the scope of the contracts, if required. (25-3409)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

34.On-Call Weather Forecasting Services Contract

Recommendation: Award and authorize the Director of Public Works to execute a contract with North American Weather Consultants, Inc., for weather forecasting services. This contract will be for a period of one year with four one-year and six month-to-month extension options, for a maximum potential contract term of 66 months and a maximum potential contract amount of \$501,624. Funding is included in the Internal Service' Fund Fiscal Year 2025-26 Budget, which will be reimbursed by the Flood Control District Fund. Funds to finance the extension options will be requested through the annual budget process. Find that the contract work is not a project pursuant to the California Environmental Quality Act. Authorize the Director to take the following actions: (Department of Public Works)

Exercise the extension options if, in the opinion of the Director, North American Weather Consultants, Inc., has successfully performed during the previous contract period, and the services are still required, approve and execute amendments to incorporate necessary changes within the scope of work, and suspend and/or terminate the contract for convenience if it is in the best of the County.

Authorize additional services and extend the contract's expiration dates as necessary to complete those additional services when those additional services are previously unforeseen, related to a previously assigned scope of work on a given work order, and are necessary for the completion of that given work order.

Increase the contract amount up to an additional 10%, which is included in the maximum potential aggregate program amount, for unforeseen additional work within the scope of the contract, if required, and adjust the contract amount for each option year to allow for an annual Cost of Living Adjustment in accordance with County policy and the terms of the contract. (25-3411)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

35.Landscaping and Lighting Act Districts 1, 2, and 4 Annual Assessment Procedure - Fiscal Year 2025-26

Recommendation: Approve and file the Engineer's Report for the proposed annual levy and collection of assessments for County Landscaping and Lighting Act Districts (CLLADs) 1, 2, and 4 and zones therein for Fiscal Year (FY) 2025-26. Adopt a resolution of intention to order the annual levy and collection of assessments for CLLADs 1, 2, and 4 and zones therein (1, 3 and 5) for FY 2025-26. Advertise and set July 22, 2025 for public hearing for the proposed annual levy and collection. Find that the proposed action is exempt from the California Environmental Quality Act. (Department of Public Works) (25-3410)
On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

36.Temporary Waiver to Increase Disposal Tonnage Limits at Sunshine Canyon Landfill

Recommendation: Authorize the Sunshine Canyon Landfill (3 and 5) to extend their temporary increase in their tonnage limits authorized under its Conditional Use Permit, by 2,900 tons from 12,100 tons to 15,000 tons per day with a corresponding increase in the weekly tonnage limit, for an additional 120 days and with a possibility for extension by the Board, upon joint recommendation from the Directors of Public Health and Public Works, as part of disaster response and recovery efforts and when it is in the public's interest to do so, provided that the excess tonnage amounts consist solely of debris resulting from the January 2025 Windstorm and Critical Fire Events. Find that the proposed activities are exempt from the California Environmental Quality Act. (Department of Public Works) (25-3426)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

37.Bob Hope Patriotic Hall Landmark Designation

Recommendation: Adopt a resolution designating the Bob Hope Patriotic Hall, located at 1816 South Figueroa Street in

City of Los Angeles (1), as a County Landmark. Find that the project is exempt from the California Environmental Quality Act. (Department of Regional Planning) (25-3424)
Claudia Jerez addressed the Board. Interested person(s) also submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

Public Safety

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

38.Special Appropriation Fund Transfer

Recommendation: Approve the transfer of funds from services and supplies to reimburse the Sheriff's Special Appropriation Fund in the amount of \$7,275.41. (Sheriff's Department) (25-3437)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Miscellaneous

39.Settlement of the Matter Entitled, Rubio, Sylvia v. Los Angeles County Sheriff's Department. et al.

Los Angeles County Contract Cities Liabilities Trust Fund Claims Board's recommendation: Authorize settlement of the matter entitled, Rubio, Sylvia v. Los Angeles County Sheriff's Department. et al., Los Angeles Superior Court Case No. 23AHCv00724 in the amount of \$425,000; and instruct the Auditor-Controller to draw a warrant to implement this settlement from the Sheriff's Department Contract Cities Trust Fund's budget.

This lawsuit concerns allegations of an automobile accident involving a Sheriff's Deputy. (25-3456)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

40.Settlement of the Matter Entitled, Gariel Brownlee v. County of Los Angeles. et al.

Los Angeles County Claims Board's recommendation: Authorize settlement of the matter entitled, Gariel Brownlee v. County of Los Angeles. et al., United States District Court No. 2:21-cv-01118, in the amount of \$7,000,000; and instruct the Auditor-Controller to draw a warrant to implement this settlement from the Department of Health Services' budget.

This Federal civil rights lawsuit concerns allegations of delay in treatment while in custody and negligent surgery by the Los Angeles General Medical Center resulting in Plaintiff's partial paralysis. (25-3455)
Claudia Jerez addressed the Board.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

41.City of La Verne Election

Request from the City of La Verne: Approve the City of La Verne's (City's) request to change the date of the City's General Municipal Election from the date of the Statewide Primary Election in even-numbered years, to the date of the Statewide General Election in even-numbered years, commencing in November 2026. (25-3439)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote; and the Registrar-Recorder/County Clerk was instructed to comply with the City's request:

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

42.La Cañada Unified School District Levying of Taxes

Request from the La Cañada Unified School District (District): Adopt a resolution authorizing the County to levy taxes in an amount sufficient to pay the principal of, and interest on, the District's Election of 2017 General Obligation Bonds, Series E (Bonds), in an aggregate principal amount not to exceed \$15,000,000; and direct the Auditor-Controller to place on the 2025-26 tax roll, and all subsequent tax rolls, taxes sufficient to fulfill the requirements of the debt service schedule for the Bonds, that will be provided to the Auditor-Controller by the District following the sale of the Bonds. (25-3429)
Interested person(s) submitted written testimony.

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

Miscellaneous Additions

43.Additions to the agenda which were posted more than 72 hours in advance of the meeting, as indicated on the supplemental agenda. (12-9995)

43-A. Protecting the Constitutional Rights of Los Angeles County Residents

Recommendation as submitted by Supervisor Solis and Horvath: Suspend Section 22.1 of the Rules of the Board for the limited purpose of considering this motion. Instruct County Counsel to immediately explore all legal remedies available to the County to protect the civil rights of our residents and prevent Federal law enforcement personnel from engaging in any unconstitutional or unlawful immigration enforcement including, but not limited to, unlawfully stopping, questioning or detaining individuals without reasonable suspicion, or arresting

individuals without probable cause or a valid warrant. This may include, but is not limited to, initiating or joining existing legal actions. (25-3641)

Mary Ellen Coaty, Laura Moreno, Hector Plascencia, Roy Humphreys, Adele Andrade Stadler, Sharon Houston, Yessenia Cux, Shannon Camacho, Vanessa Melendez, Loretta Lorraine, Maya Daniels, Byron Jose, Claudia Jerez, and Howard Hernandez addressed the Board. Interested person(s) also submitted written testimony.

Dawyn Harrison, County Counsel, responded to questions posed by the Board.

After discussion, on motion of Supervisor Solis, seconded by Supervisor Horvath, this item was duly carried by the following vote:

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

III. SPECIAL DISTRICT AGENDA

STATEMENT OF PROCEEDINGS FOR THE MEETING OF THE LOS ANGELES COUNTY DEVELOPMENT AUTHORITY OF THE COUNTY OF LOS ANGELES

TUESDAY, JULY 1, 2025

9:30 A.M.

1-D.Veteran Commons Project Gap Financing and Community Workforce Agreement

Recommendation as submitted by Supervisor Hahn: Approve a loan amount increase of up to \$3,500,000 in Affordable Housing Trust Funds (AHTF) for development of the Veteran Commons Project (Project), consisting of 50 units for homeless veterans, 49 units for low-income families, one manager's unit and 20,164 sq ft of open space located at 11269 Garfield Avenue in the City of Downey. Authorize the Executive Director of the Los Angeles County Development Authority to incorporate \$3,500,000 in AHTF into the Los Angeles County Development Authority's (LACDA's) approved Fiscal Year 2025-26 budget, or future fiscal year budgets, as needed. Authorize the Executive Director to reallocate LACDA funding set aside for affordable housing at the time of Project funding, as needed and within the Project's approved funding limit, in line with the Project's needs and within the requirements for each funding source. Find that the recommended actions are within the scope of the Board's August 30, 2022 determination that the Project is exempt from the California Environmental Quality Act (CEQA), pursuant to the determination prepared by the City of Downey as lead agency. Find that the recommended action to provide additional funding for the Project is not subject to CEQA. (Relates to Agenda No. 20) (25-3527)

On motion of Supervisor Horvath, seconded by Supervisor Mitchell, this item was duly carried by the following vote:

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

IV. CLOSED SESSION MATTERS FOR JULY 1, 2025

CS-1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

(Paragraph (2) of subdivision (d) of Government Code Section 54956.9) Significant exposure to litigation (one case).
No reportable action was taken. (25-1458)

CS-2. PUBLIC EMPLOYMENT

(Government Code Section 54957(b)(1))

Interview and consideration of candidate(s) for appointment to the position of Director of the Department of Homeless Services and Housing.

The Board selected a final candidate for the position of Director of the Department of Homeless Services and Housing and instructed the Chief Executive Officer to negotiate and execute an at-will employment contract, which is approved as to form by the County Counsel. There was consensus of the Board with all Supervisors being present. (25-3552)

CS-3. CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency designated representatives: Fesia Davenport, Chief Executive Officer, and designated staff.

Unrepresented employee: (Director of the Department of Homeless Services and Housing)

No reportable action was taken. (25-3553)

CS-4. CONFERENCE WITH LABOR NEGOTIATORS

(Government Code Section 54957.6)

Agency designated representatives: Fesia Davenport, Chief Executive Officer and designated staff.

Employee Organization(s) for represented employees: All individual member unions of the Coalition of County Unions, AFL CIO; SEIU, Local 721; All affiliated member unions of SEIU; All affiliated member unions of AFSCME Council 36; Los Angeles County Deputy Public Defenders Union; Program Managers Association; Child Support Attorneys; Supervising Child Support Officers; and Probation Directors.

No reportable action was taken. (25-1693)

V. GENERAL PUBLIC COMMENT 46

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

Eric Preven, Roy Humphreys, Claudia Jerez, Ashley Andrews, Howard Hernandez, Janet Asante, and Lucy M. addressed the Board. Interested person(s) also submitted written testimony.

Eric Preven addressed the Board on the matter of CS-1, Conference with Legal Counsel - Anticipated Litigation pursuant to Government Code Section 54956.9, and Roy Humphreys addressed the Board on the matter of CS-3, Conference with Labor Negotiators pursuant to Government Code Section 54957.6, and Roy Humphreys, Mary Grace Barrios, Maria Cibiran, Raffi Bezjian, Rosa Andresen, Carmen Roberts, Ana Lopez, Cynthia Yvette, Pearl Gonzalez, Patricia Santana, Leilani Reed, Carlos

800-487-8262

ORDINANCE NO. 2025-0023

An ordinance amending Chapter 20.40 and 20.44 of Title 20 - Utilities - of the Los Angeles County Code, relating to increasing the annual sewer service charges and additional annual sewer service charges for the Consolidated Sewer Maintenance District, the Accumulative Capital Outlay Fund, the Malibu Zone, the Topanga Zone of the Consolidated Sewer Maintenance District and the Marina Sewer Maintenance District

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

SECTION 1. Section 20.40.040 is hereby amended to read as follows:

20.40.040 Levy of annual service charge – Amount.

A. An annual sewer service charge is levied upon each parcel of real property in the District for the services and facilities furnished by the District. The amount of the charge for each parcel shall be computed by multiplying the sewage units charge by the number of sewage units for the parcel, as determined by the parcel's designated land use. The number of sewage units applicable to designated land uses is shown in on Table A in Section 20.40.100. A parcel's designated land use is shown on the Assessor's rolls. Beginning in Fiscal Year 2025-26 the sewage unit charge shall be \$49.50. Beginning in Fiscal Year 2026-27 the sewage unit charge shall be \$58.50. Beginning in Fiscal Year 2027-28 the sewage unit charge shall be \$68.50.

B. Beginning in Fiscal Year 2028-29 through Fiscal Year 2029-30, the annual sewer service charge for the Consolidated Sewer Maintenance District shall be adjusted by the lesser of: (1) the increase, if any, in the CPI for all urban consumers in the Los Angeles-Long Beach-Anaheim areas, as published by the United States Government Bureau of Labor Statistics, from January of the then-previous calendar year to January of the then-current calendar year, or (2) the increase, if any, in the cost of providing the service for which the charge is collected, as confirmed by the Auditor-Controller. The adjusted charge shall be rounded to the nearest dollar. Notwithstanding any of the above, the charge shall not exceed the cost of providing the service for which the charge is collected.

SECTION 2. Section 20.40.045 is hereby amended to read as follows:

20.40.045 Levy of additional annual sewer service charge - Amount

A. An additional annual sewer service charge is levied upon each parcel of real property in the District for the reconstruction of existing sewer facilities and construction of relief sewer facilities within the District. The amount of the additional annual service charge for each parcel shall be computed by multiplying the additional sewage unit charge by the number of sewage units for current land use of the parcel, as shown in Table A, set out in Section 20.40.100. Beginning in Fiscal Year 2025-26 the additional sewage unit charge shall be \$15.00. Beginning in Fiscal Year 2026-27 the sewage unit charge shall be \$20. Beginning in Fiscal Year 2027-28 the sewage unit charge shall be \$24.

B. Beginning in Fiscal Year 2028-29 through Fiscal Year 2029-30, the annual sewer service charge for the Accumulative Capital Outlay Fund shall be adjusted by the lesser of: (1) the increase, if any, in the CPI for all urban consumers in the Los Angeles-Long Beach-Anaheim areas, as published by the United States Government Bureau of Labor Statistics, from January of the then-previous calendar year to January of the then-current calendar year, or (2) the increase, if any, in the cost of providing the service for which the charge is collected, as confirmed by the auditor-controller. The adjusted charge shall be rounded to

the nearest dollar. Notwithstanding any of the above, the charge shall not exceed the cost of providing the service for which the charge is collected.

SECTION 3. Section 20.40.060 is hereby amended to read as follows:

20.40.060 Additional zone charges—Foxpark, Malibu, and Topanga Zones.

A. An additional annual zone sewer service charge as set forth below is levied upon each improved parcel of real property in each of the following zones for additional services provided within this zone:

Zone	Per Improved Parcel Fiscal Year 2025-26	Per Improved Parcel Fiscal Year 2026-27	Per Improved Parcel Fiscal Year 2027-28
Foxpark Drive Zone	\$22.10	\$22.10	\$22.10
Malibu Zone	\$2,758	\$3,258	\$3,758
Topanga Zone	\$750	\$850	\$950

B. An additional 15-year zone sewer service charge of \$219.00 is levied upon each improved parcel of real property in Tract 48853, with the exception of Lots numbered 1 through 22, in the Malibu Zone to repay a State Revolving Fund loan for the Malibu Water Pollution Control Plant rehabilitation project. This charge shall begin in Fiscal Year 2001-2002 and end in Fiscal Year 2015-2016.

B. These charges shall be in addition to the charges imposed by Sections 20.40.040 and 20.40.045.

- SECTION 4. Section 20.44.040 is hereby amended to read as follows:
- 20.44.040 - Levy of annual service charge—Amount.

A. An annual sewer service charge shall be levied on each possessory interest within the District for services and facilities furnished by the District. The amount of the charge for each possessory interest shall be computed by multiplying the sewage unit charge by the number of sewage units for current land use of the possessory interest as shown in Table A, set out in Section 20.44.060. Beginning in Fiscal Year 2025-26 the sewage unit charge shall be \$275. Beginning in Fiscal Year 2026-27 the sewage unit charge shall be \$360. Beginning in Fiscal Year 2027-28 the sewage unit charge shall be \$445.

SECTION 5. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Chair

ATTEST:

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

I hereby certify that at its meeting of June 24, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

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

Effective Date: June 25, 2025

Operative Date:

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



APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By Nicole Davis Tinkham
Chief Deputy County Counsel

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

ORDINANCE NO. 2025-0025

An ordinance amending Chapter 20.90 of Title 20 – Utilities of the Los Angeles County Code to increase the Annual Garbage Collection and Disposal Service Fee for the Lennox Garbage Disposal District.

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

SECTION 1. Section 20.90.720 is hereby amended to read as follows:
20.90.720 Service Fees.

A. An Annual garbage collection and disposal service fees shall be collected from parcels of real property in the District for the services provided by the District.

B. The amount of the fee for each parcel shall be computed by multiplying the refuse unit fee by the number of refuse unit(s) assigned to the property use classification of the parcel as shown in Table 1, codified in Section 20.90.740. The maximum refuse unit fee is set forth as follows:

- \$350 per unit in the 2020-21 fiscal year plus a cost of living adjustment;
- \$499 per unit in the 2021-22 fiscal year plus a cost of living adjustment;
- \$513 per unit in the 2022-23 fiscal year plus a cost of living adjustment;
- \$529 per unit in the 2023-24 fiscal year plus a cost of living adjustment; and
- \$545 per unit in 2024-25 fiscal year plus a cost of living adjustment.

- \$572 per unit for the 2025-26 fiscal year;
- \$601 per unit for the 2026-27 fiscal year;
- \$623 per unit for the 2027-28 fiscal year;
- \$647 per unit for the 2028-29 fiscal year; and
- \$671 per unit, beginning with the 2029-30 fiscal year.

C. For a period of four years, beginning on July 1, 2020 through June 30, 2024, the amount of the fee in this section shall also include a cost of living adjustment based on the increase, if any, in the Consumer Price Index for All Urban Consumers, United States city average, applicable to water and sewer and trash collection services, not seasonally adjusted, as published by the United States Department of Labor, Bureau of Labor Statistics from the previous calendar year.

SECTION 2. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Chair

ATTEST:

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

I hereby certify that at its meeting of June 24, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

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

Effective Date: July 24, 2025
Operative Date:



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

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By Nicole Davis Tinkham
Chief Deputy County Counsel

CNSB # 3947446

ORDINANCE NO. 2025-0024

An ordinance amending Chapter 20.90 of Title 20 – Utilities of the Los Angeles County Code to increase the annual garbage collection and disposal service fee for the Athens-Woodcrest-Olivita Garbage Disposal District.

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

SECTION 1. Section 20.90.040 is hereby amended to read as follows:
20.90.040 Service Fees.

A. An annual garbage collection and disposal service fee is levied upon parcels of real property in the District for the services provided by the District.

B. The amount of the fee for each parcel shall be computed by multiplying the refuse unit fee by the number of refuse units assigned to the property use classification of the parcel as shown in Table 1, codified in Section 20.90.060. The annual refuse unit fee is \$177.00 per unit, beginning with 2006-07 fiscal year, set forth below:

- \$225 per unit for the 2025-26 fiscal year;
- \$281 per unit for the 2026-27 fiscal year;
- \$318 per unit for the 2027-28 fiscal year;
- \$355 per unit for the 2028-29 fiscal year; and
- \$392 per unit, beginning with the 2029-30 fiscal year.

SECTION 2. This ordinance shall be published in The Daily Commerce a newspaper printed and published in the County of Los Angeles.



Chair

ATTEST:

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

I hereby certify that at its meeting of June 24, 2025 the foregoing ordinance was adopted by the Board of Supervisors of said County of Los Angeles by the following vote, to wit:

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

Effective Date: July 24, 2025
Operative Date:



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

APPROVED AS TO FORM:
DAWYN R. HARRISON
County Counsel

By Nicole Davis Tinkham
Chief Deputy County Counsel

CNSB # 3947445

BULK SALES

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073 et seq.)

Escrow No. 32080-PC
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller(s)/Licensee(s) are: DAD'S MOBIL, INC. & FAYEZ ALSKAF, AN INDIVIDUAL, 657 N. VERMONT AVENUE, LOS ANGELES, CA 90004
Doing business as: DADS MOBIL

All other business name(s) and address(es) used by the Seller(s)/Licensee(s) within the past three years as stated by the Seller(s)/Licensee(s), is/are: NONE
The names and addresses of the Buyer(s)/Applicant(s) is/are: FSI ORIGINS, INC., 27366 ROSE MALLOW LANE, CANYON COUNTRY, CA 91387
The assets being sold are generally described as: GOODWILL, LEASEHOLD INTEREST, FRANCHISE INTEREST, FURNITURE, FIXTURES, EQUIPMENT, OFF-SALE BEER & WINE LICENSE NUMBER: 20-325797 AND INVENTORY and is/are located at: 641 N. VERMONT & 657 N. VERMONT AVENUE, LOS ANGELES, CA 90004
The type of license to be transferred is/are: OFF-SALE BEER & WINE LICENSE NUMBER: 20-325797 now issued for the premises located at: SAME
The bulk sale and transfer of the alcoholic

beverage license(s) is/are intended to be consummated at the office of: CITYWIDE ESCROW SERVICES, INC., 12501 SEAL BEACH BLVD., SUITE 130, SEAL BEACH, CA 90740 and the anticipated sale date is AUGUST 8, 2025.
The Bulk sale is not subject to California Uniform Commercial Code Section 6106.2.
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$1,950,000.00, including inventory estimated at \$50,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH THROUGH ESCROW \$1,950,000.00; ALLOCATION TOTAL \$1,950,000.00
It has been agreed between the Seller(s)/Licensee(s) and the intended Buyer(s)/Transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for the transfer of

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FAX (213) 229-5481

the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: 07/05/2025
SELLER(S)/LICENSEE(S): DAD'S MOBIL, INC. & FAYEZ ALSKAF, AN INDIVIDUAL
BUYER(S)/APPLICANT(S): FSI ORIGINS, INC.
ORD-3948814 DAILY COMMERCE
7/15/25

DC-3947419#

**NOTICE TO CREDITORS
OF BULK SALE**
(Division 6 of the Commercial Code)
Escrow No. 043741-ST

(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:
Joe's Falafel MJ, 3535 Cahuenga Blvd. West #105, Los Angeles, CA 90068
(3) The location in California of the chief executive office of the Seller is: 3535 Chuenga Blvd West #105, Los Angeles, CA 90068
(4) The names and business address of the Buyer(s) are:
Elias Mattar and Bishara Mattar 3535 Cahuenga Blvd. West #105, Los Angeles, CA 90068
(5) The location and general description of the assets to be sold are all stock in trade, furniture, fixtures and equipment, intangible assets and goodwill of that certain business located at: 3535 Cahuenga Blvd. West #105, Los Angeles, CA 90068
(6) The business name used by the seller(s) at that location is: Joe's Falafel
(7) The anticipated date of the bulk sale is July 31, 2025 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. Burbank, CA 91505, Escrow No. 043741-ST, Escrow Officer: Stephanie Toth.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is July 30, 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: July 6, 2025
Transferees:
S/ Elias Mattar
S/ Bishara Mattar
7/15/25

DC-3946784#

CIVIL

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25STCP02554

Superior Court of California, County of Los Angeles
Petition of: Milan Romeo Mancia Marroquin for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Milan Romeo Mancia Marroquin (by parents) filed a petition with this court for a decree changing names as follows:
Milan Romeo Mancia Marroquin to Milan Hunter Mancia Marroquin
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 15, 2025, Time: 8:30am, Dept.: 45, Room: 529
The address of the court is 111 N. Hill Street, Los Angeles, CA 90012
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: July 11, 2025
Virginia Keeny
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3947596#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25STCP01467
Superior Court of California, County of Los Angeles
Petition of: Madlen Rivka Pyatigorsky for

Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Madlen Rivka Pyatigorsky filed a petition with this court for a decree changing names as follows:
Madlen Rivka Pyatigorsky to Madeliene Pyatigorsky
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: Sep 22, 2025, Time: 8:30AM, Dept.: 45, Room: 529
The address of the court is 111 N. Hill Street, Room 102, Los Angeles, CA 90012
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: Apr 21, 2025
Virginia Keeny
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3947595#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25VECP00401

Superior Court of California, County of LOS ANGELES
Petition of: SIRWART SAYABALIAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SIRWART SAYABALIAN filed a petition with this court for a decree changing names as follows:
SIRWART SAYABALIAN to SILVA SAYABALIAN
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 09/09/2025, Time: 8:30 AM, Dept.: U Room: 620
The address of the court is 6230 SYLMAR AVE 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: 07/11/2025
VALERIE SALKIN/JUDGE
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3947572#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25STCP02535

Superior Court of California, County of LOS ANGELES
Petition of: Jason H Pak and Kieu Anh Hoang for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Jason H Pak and Kieu Anh Hoang filed a petition with this court for a decree changing names as follows:
Gia Minh Pak to Logan Gia Minh Pak
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 12 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 09 2025
VIRGINIA KEENY
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3947529#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25PSCP00378

Superior Court of California, County of LOS ANGELES
Petition of: RENEE MICHAEL CRUMMITT for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner RENEE MICHAEL CRUMMITT filed a petition with this court for a decree changing names as follows:
RENEE MICHAEL CRUMMITT to RENEE MICHAEL SERRANO
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: 9/5/2025, Time: 8:30 A.M., Dept.: H, Room: N/A
The address of the court is 400 CIVIC CENTER PLAZA, POMONA, CA 91766 3RD FLOOR
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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: 7/9/2025
ALLISON L. WESTFAHL KONG
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3946872#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25TRCP00339

Superior Court of California, County of LOS ANGELES
Petition of: CANDACE ROSE FITY; ELLE LILY GAWTHORPE & EVER DIOR GAWTHORPE BY AND THRU THEIR GUARDIANS AD LITEM CANDACE ROSE FITY & KEVIN EARL GAWTHORPE for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner CANDACE ROSE FITY; ELLE LILY GAWTHORPE & EVER DIOR GAWTHORPE BY AND THRU THEIR GUARDIANS AD LITEM CANDACE ROSE FITY & KEVIN EARL GAWTHORPE filed a petition with this court for a decree changing names as follows:
CANDACE ROSE FITY TO CANDACE ROSE LOCKE
ELLE LILY GAWTHORPE TO ELLE LILY LOCKE
EVER DIOR GAWTHORPE to EVER DIOR LOCKE
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: 8/29/2025, 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 newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 7/7/2025
PATRICIA A. YOUNG
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3946861#

**ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**
Case No. 25TRCP00338

Superior Court of California, County of LOS ANGELES
Petition of: KEVIN EARL GAWTHORPE for Change of Name
TO ALL INTERESTED PERSONS:

Petitioner KEVIN EARL GAWTHORPE filed a petition with this court for a decree changing names as follows:
KEVIN EARL GAWTHORPE to KEVIN EARL LOCKE
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: 8/29/2025, Time: 8:30 A.M., Dept.: E, Room: 500
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 newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 7/7/2025
ALAN B. HONEYCUTT
Judge of the Superior Court
7/15, 7/22, 7/29, 8/5/25

DC-3946604#

**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: Maria 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 Soudny
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. 25MCP00116

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. 25VECP00359

Superior Court of California, County of

(213) 229-5500

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. 2025134702

The following person(s) is (are) doing business as:
COMCO, 2151 N. LINCOLN STREET, BURBANK, CA 91504 County of LOS ANGELES

Registered owner(s):
COMCO HOLDINGS, LLC, 2151 N. LINCOLN STREET, BURBANK, CA 91504; State of Incorporation: DE
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)).

COMCO HOLDINGS, LLC
S/ ROBBIE ATKINSON, CEO
This statement was filed with the County Clerk of Los Angeles County on 07/02/2025.

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).
7/15, 7/22, 7/29, 8/5/25

DC-3948210#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025131566

The following person(s) is (are) doing business as:
HORIZON COMMERCE, 1888 CENTURY PARK EAST, # 700, Los Angeles, CA 90067 County of LOS ANGELES

Registered owner(s):
HMH COMMERCE LLC, 75 VARICK STREET, NEW YORK, NY 10013; 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)).

HMH COMMERCE LLC
S/ VINCENT O'TOOLE, VICE PRESIDENT

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).
7/15, 7/22, 7/29, 8/5/25

DC-3948209#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025130532

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

SUNSET TILE, 5203 SUNSET BLVD, LOS ANGELES, CA 90027 County of LOS ANGELES

Registered owner(s):
RUBEN MKHEYAN, 5203 SUNSET BLVD, LOS ANGELES, CA 90027
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/ RUBEN MKHEYAN, 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).
7/15, 7/22, 7/29, 8/5/25

DC-3948208#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025129613

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

SUO'S TRANSPORTATION SERVICES, 8546 ARCADIA AVE, SAN GABRIEL, CA 91775 County of LOS ANGELES

Registered owner(s):
YAN SUO, 8546 ARCADIA AVE, SAN GABRIEL, CA 91775

This business is conducted by an Individual

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

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

S/ YAN SUO, 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).
7/15, 7/22, 7/29, 8/5/25

DC-3948206#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025111129

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

THE HONG ACTING WORKSHOP, 311 N ROBERTSON BLVD 903, Beverly Hills, CA 90211 County of LOS ANGELES

Registered owner(s):

APRIL HONG, 311 N ROBERTSON BLVD 903, BEVERLY HILLS, CA 90211

This business is conducted by an Individual

The registrant(s) started doing business on 05/2025.

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

S/ APRIL HONG, 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).
7/15, 7/22, 7/29, 8/5/25

DC-3948113#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025128095

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

DESARIO PRODUCTIONS, 1213 N. MARYLAND AVE., GLENDALE, CA 91207 County of LOS ANGELES
Articles of Incorporation or Organization Number: LLC/AI No 202565718973

Registered owner(s):

DESARIO PRODUCTIONS LLC, 1213 N. MARYLAND AVE., GLENDALE, CA 91207; State of Incorporation: CA

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

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

DESARIO PRODUCTIONS LLC
S/ DAVID JAMES ST CLAIR, MEMBER
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).
7/15, 7/22, 7/29, 8/5/25

DC-3948085#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025141123

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

CENTERS FOR SPIRITUAL LIVING - FOUNDERS CRS, 3281 WEST 6TH STREET, LOS ANGELES, CA 90020 County of LOS ANGELES

Registered owner(s):

FOUNDER'S CHURCH OF RELIGIOUS SCIENCE AKA CENTERS FOR SPIRITUAL LIVING - FOUNDERS CRS, 3281 W. 6TH STREET, LOS ANGELES, CA 90020; State of Incorporation: Ca

This business is conducted by a Corporation
The registrant(s) started doing business on 07/2014.

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

FOUNDER'S CHURCH OF RELIGIOUS SCIENCE AKA CENTERS FOR SPIRITUAL LIVING - FOUNDERS CRS
S/ ARTHUR CHANG, CEO

This statement was filed with the County Clerk of Los Angeles County on 07/11/2025.

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).
7/15, 7/22, 7/29, 8/5/25

DC-3948064#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025140598

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

FOUNDER'S CHURCH OF RELIGIOUS SCIENCE, 3281 W. 6TH STREET, LOS ANGELES, CA 90020 County of LOS ANGELES

Registered owner(s):

FOUNDER'S CHURCH OF RELIGIOUS SCIENCE AKA CENTERS FOR SPIRITUAL LIVING - FOUNDER'S CRS, 3281 WEST 6TH STREET, LOS ANGELES, CA 90020; State of Incorporation: Ca

This business is conducted by a Corporation
The registrant(s) started doing business on 12/1981.

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)).

FOUNDER'S CHURCH OF RELIGIOUS SCIENCE AKA CENTERS FOR SPIRITUAL LIVING - FOUNDER'S CRS
S/ ARTHUR CHANG, CEO

This statement was filed with the County Clerk of Los Angeles County on 07/10/2025.

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).
7/15, 7/22, 7/29, 8/5/25

DC-3948060#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025127589

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

COVINA HILLS CHEVROLET, 635 S CITRUS AVENUE, COVINA, CA 91723 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No BA2025101681

Registered owner(s):

MUELLER CHC LLC, 2460 CROMBIE COURT, THOUSAND OAKS, CA 91361; State of Incorporation: CA

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

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

MUELLER CHC LLC
S/ BRAEDEN MUELLER, MANAGING MEMBER

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).
7/15, 7/22, 7/29, 8/5/25

DC-3947934#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025111006

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

DE ORUGA A MARIPOSA THERAPY, 12913 NORRIS AVE, SYLMAR, CA 91342 County of LOS ANGELES

Registered owner(s):

YOANA URBINA, 12913 NORRIS AVE, SYLMAR, CA 91342

This business is conducted by an Individual

The registrant(s) started doing business on 05/2025.

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

S/ YOANA URBINA, 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).
7/15, 7/22, 7/29, 8/5/25

DC-3947301#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123062

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

DIGISTREAM INLAND EMPIRE, 411 MACE 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 MACE 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 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-3945806#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025138349

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

GI RUBBISH COMPANY, 9081 TUJUNGA AVE, SUN VALLEY, CA 91352 County of LOS ANGELES

Registered owner(s):

USA WASTE OF CALIFORNIA, INC., 800 CAPITOL ST STE 3000, HOUSTON, TX 77002; State of Incorporation: DE

This business is conducted by a Corporation

The registrant(s) started doing business on 04/1999.

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

USA WASTE OF CALIFORNIA, INC.
S/ COURTNEY A. TIPPY, SECRETARY

This statement was filed with the County Clerk of Los Angeles County on 07/08/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in 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).
7/15, 7/22, 7/29, 8/5/25

DC-3944976#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025118176

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

TRES PRINCESAS, 5277 N VINCENT AVE UNIT 19, IRVINDALE, CA 91706 County of LOS ANGELES

Registered owner(s):

EVA GARCIA LOPEZ, 5277 N VINCENT AVE UNIT 19, IRVINDALE, 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

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

**FICTITIOUS BUSINESS NAME
STATEMENT**
File No. 2025106972
The following person(s) is (are) doing
business as:
FROGTOWN JIU-JITSU, 1803 BLAKE
AVENUE, LOS ANGELES, CA 90038
County of LOS ANGELES
Articles of Incorporation or Organization

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of

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 179133 other than a change in the residence or address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective

the following person(s) is (are) doing business as:
PRICEWISE UNLIMITED, 8605 SANTA MONICA BLVD #982867, WEST HOLLYWOOD, CA 90069 County of LOS ANGELES
Registered owner(s):
JOHN K CAILING, 8605 SANTA MONICA BLVD #982867, WEST HOLLYWOOD, CA 90069 County of LOS ANGELES

(213) 229-5500

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).

BEARING DISTRIBUTORS, INC.
S/ CARL G JAMES, 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-3938373#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025126517

The following person(s) is (are) doing business as:
313 DOHENY ASSOCIATES, 3350 SCADLOCK LANE, SHERMAN OAKS, CA 91403 County of LOS ANGELES

Registered owner(s):
APHP INVESTMENTS LLC, 3350 SCADLOCK LANE, SHERMAN OAKS, CA 91403

HRP, LLC, 3350 SCADLOCK LANE, SHERMAN OAKS, CA 91403; State of Incorporation: Ca

This business is conducted by an Unincorporated Association other than a Partnership

The registrant(s) started doing business on 02/2011.

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)).

APHP INVESTMENTS LLC
S/ ALBERT Z. PRAW, GENERAL PARTNER

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-3938198#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123810

The following person(s) is (are) doing business as:
CASA PACIFICA, 1722 SOUTH LEWIS ROAD, CAMARILLO, CA 93012 County of VENTURA

Articles of Incorporation or Organization Number: AI# QN 1607658

Registered owner(s):
CASA PACIFICA CENTERS FOR CHILDREN AND FAMILIES, 1722 SOUTH LEWIS ROAD, CAMARILLO, CA 93012; State of Incorporation: CA
This business is conducted by a Corporation

The registrant(s) started doing business on 01/1994.

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)).

CASA PACIFICA CENTERS FOR CHILDREN AND FAMILIES
S/ SHAWNA MORRIS, 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 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-3937427#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025117368

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

MAC ELITE PAINTING & LANDSCAPING, 16021 GAULT STREET, VAN NUYS, CA 91406 County of LOS ANGELES

Registered owner(s):
MAC PAINTING & LANDSCAPING LLC, 16021 GAULT STREET, VAN NUYS, CA 91406

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)).

MAC PAINTING & LANDSCAPING LLC
S/ MIGUEL ANGEL CERRITOS FLORES, MANAGING MEMBER

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

DC-3936482#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025119812

The following person(s) is (are) doing business as:
GRAND VALLEY HEALTH CARE CENTER, 13524 SHERMAN WAY, VAN NUYS, CA 91405 - 2830 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 20131711107

Registered owner(s):
GRAND VALLEY HEALTH CARE CENTER, LLC, 4115 E. BROADWAY, LONG BEACH, CA 90803; State of Incorporation: CA

This business is conducted by a limited liability company
The registrant(s) started doing business on 04/2013.

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)).

GRAND VALLEY HEALTH CARE CENTER, LLC
S/ JANET MANDELBAUM, MANAGER

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-3935926#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025119809

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

LONG BEACH POST ACUTE, 1201 WALNUT AVE, LONG BEACH, CA 90813 - 3822 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 201425510271

Registered owner(s):
LONG BEACH POST ACUTE, LLC, 4115 E. BROADWAY, LONG BEACH, CA 90803; State of Incorporation: CA

This business is conducted by a limited liability company
The registrant(s) started doing business on 09/2014.

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

LONG BEACH POST ACUTE, LLC
S/ JANET MANDELBAUM, MANAGER

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-3935925#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025119806

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

BEACHSIDE POST ACUTE, 3294 SANTA FE AVENUE, LONG BEACH, CA 90810 - 2408 County of LOS ANGELES

Mailing Address: 6442 COLDWATER CANYON AVENUE SUITE 100, NORTH HOLLYWOOD, CA 91606

Articles of Incorporation or Organization Number: LLC/AI No 542333

Registered owner(s):
SANTA FE CONVALESCENT HOSPITAL, INC., 4115 E. BROADWAY, LONG BEACH, CA 90803; State of Incorporation: CA

This business is conducted by a Corporation

The registrant(s) started doing business on 08/2019.

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

SANTA FE CONVALESCENT HOSPITAL, INC.

S/ JANET MANDELBAUM, PRESIDENT

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-3935923#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025119803

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

THE GARDENS OF EL MONTE, 5044 BUFFINGTON ROAD, EL MONTE, CA

91732 - 1466 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 201627510267

Registered owner(s):
THE GARDENS OF EL MONTE, LLC, 4115 E. BROADWAY, LONG BEACH, CA 90803; State of Incorporation: CA

This business is conducted by a limited liability company

The registrant(s) started doing business on 09/2016.

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)).

THE GARDENS OF EL MONTE, LLC
S/ JANET MANDELBAUM, MANAGER

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-3935921#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025119800

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

BELLFLOWER POST ACUTE, 9710 E. ARTESIA AVE., BELLFLOWER, CA 90706 - 6638 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No 201523710379

Registered owner(s):
BELLFLOWER POST ACUTE, LLC, 4115 E. BROADWAY, LONG BEACH, CA 90803; State of Incorporation: CA

This business is conducted by a limited liability company
The registrant(s) started doing business on 08/2015.

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)).

BELLFLOWER POST ACUTE, LLC
S/ JANET MANDELBAUM, MANAGER

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-3935919#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123746

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

REAL ESTATE MERCHANTS ESCROW, 302 E CARSON ST STE 106, CARSON, CA 90745 County of LOS ANGELES

Articles of Incorporation or Organization Number: LLC/AI No B20250026388

Registered owner(s):
MAX ADVANTAGE GROUP INC., 302 E CARSON ST STE 106, CARSON, CA 90745; 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)).

MAX ADVANTAGE GROUP INC.

S/ ROBERT FELIX MAXWELL III, 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 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-3935827#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123370

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

TRACY TOFTE, 32124 BIG OAK LN, CASTAIC, CA 91384 County of LOS ANGELES

Registered owner(s):
TRACE ENTERPRISES, INC., 32124 BIG OAK LANE, CASTAIC, CA 91384;

State of Incorporation: Ca

This business is conducted by a Corporation
The registrant(s) started doing business on 09/2006.

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)).

TRACE ENTERPRISES, INC.
S/ TRACY TOFTE, 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-3935774#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123362

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

KEY FINANCE, 8145 REDLANDS ST. # 201, PLAYA DEL REY, CA 90293 County of LOS ANGELES

Registered owner(s):
MITCHEL YOUNG, 8145 REDLANDS ST APT 201, PLAYA DEL REY, CA 90293

This business is conducted by an Individual
The registrant(s) started doing business on 11/2020.

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

S/ MITCHEL YOUNG, 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-3935688#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123367

The following person(s) is (are) doing business as:
VOLTIX SUPPLY, 1530 GLENVILLE DR, LOS ANGELES, CA 90035 County of LOS ANGELES

Registered owner(s):
UPSCALE CHARTER LLC, 1530 GLENVILLE DR, LOS ANGELES, CA 90035; State of Incorporation: Ca

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

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

UPSCALE CHARTER LLC,
JONATHAN WIZMAN, MEMBER

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-3935686#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025123360

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

CTL + SHIFT + TEACH, 8025 E FALCON PARK ST, LONG BEACH, CA 90808 County of LOS ANGELES

Registered owner(s):
LAURA BUSS, 8025 E FALCON PARK ST, LONG BEACH, CA 90808

This business is conducted by an Individual

(213) 229-5500

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. 25CCJP01290A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of: Abraham Jesus Lopez To Hugo Aguillon (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 419 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 10/14/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable

to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.
NOTICE TO PERSONS SERVED
You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).
D a t e d 7 / 0 2 / 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 Daicy Hernandez-Castillo, 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
7/15, 7/22, 7/29, 8/5/25

DC-3947558#

CITATION (WIC 366.26 HEARING)
Court No. 25CCJP01290A
Superior Court of California
County of Los Angeles
JUVENILE COURT
In the matter of Abraham Jesus Lopez To Norma Leticia Lopez (mother), whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named. By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 419 of the above entitled Court located 201 Centre Plaza Drive, Monterey Park, California 91754, on 10/14/2025 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/ her parents and referred for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement. For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence. You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.
NOTICE TO PERSONS SERVED
You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).
Dated 6/27/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Daicy Hernandez-Castillo, 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
7/15, 7/22, 7/29, 8/5/25

DC-3947550#

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 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-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)).
Dated 06/16/2025
DAVID SLAYTON, EXECUTIVE OFFICER,
Clerk of the Superior Court
By Morgan Gravely-Richardson, Deputy

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)).
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#

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

DC-3934366#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LYNN HARREN GLENNEY AKA LYNN H. GLENNEY CASE NO. 25STPB07894
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LYNN HARREN GLENNEY AKA LYNN H. GLENNEY.
A PETITION FOR PROBATE has been filed by KATHLEEN LABORDE in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that KATHLEEN LABORDE 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: 08/15/25 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person

interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
JENNA GLASSOCK, ESQ. - SBN 274379
LAUREL TRUST LAW LLP
12750 VENTURA BLVD., SUITE 201
STUDIO CITY CA 91604
Telephone (818) 651-7593
7/15, 7/16, 7/22/25

DC-3947893#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ELIAS TORRES VIERRA CASE NO. 25STPB07465
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ELIAS TORRES VIERRA
A PETITION FOR PROBATE has been filed by EVELYN JUAREGUI in the Superior Court of California, County of Los Angeles.
THE PETITION FOR PROBATE requests that EVELYN JUAREGUI 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 08/01/2025 at 8:30AM 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.
Petitioner In Pro Per:
Evelyn Juaregui
1771E. 85th Street
Los Angeles, CA 90001
Telephone: (323) 809-8796
7/14, 7/15, 7/21/25

DC-3947249#

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.

(213) 229-5500

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-3945346#

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#

PUBLIC AUCTION/SALES

NOTICE OF SALE AUTOMOBILE

Notice is hereby given pursuant to Section 3071 of the Civil Code of the State of California, the undersigned will sell the following vehicle(s) at lien sale at said address below on:

THURSDAY, JULY 24, 2025 @ 10:00 am
Year/ Make/ VIN Lic/ State
2016 BMW 320I
VIN #WBA8A9C5XGK616652
LC: T5TV810

To be sold by
FONTENOT TOW SERVICE
410 N BOWEN AVE., COMPTON, CA 90221

Said sale is for the purpose of satisfying lien for **TOW & STORAGE** together with costs of advertising and expenses of sale.

TOW \$176.00
STORAGE \$14,175.00
LIEN FEE \$100.00
TOTAL \$14,451.00
7/15/25

DC-3947541#

Lien sale 19 LEXS Lic# 8NAR793 Vin# JTJBM7FX9K5239592 to be sold on 7/29/25 @ 10 AM @ 3526 E Olympic Blvd, Los Angeles, CA

Lien sale 16 LNDR Lic# 7VRG504 Vin# SALWG2PF2GA119743 to be sold on 7/29/25 @ 10 AM @ 11201 Burbank Blvd Unit B, North Hollywood, CA

Lien sale 15 LEXS Lic# NONE Vin# JTJYARBZXF2007077 to be sold on 7/29/25 @ 10 AM @ 14710 Calvert St, Van Nuys, CA

Lien sale 19 HOND Lic# 8HVC987 Vin# 5J6RW5H35KL001478 to be sold on 7/29/25 @ 10 AM @ 3033 Treadwell St, Los Angeles, CA

Lien sale 21 BMW Lic# 9LGV009 Vin# 3MW5R7J08M8C12320 to be sold on 7/29/25 @ 10 AM @ 3033 Treadwell St, Los Angeles, CA

Lien sale 19 HOND Lic# 8JKW507 Vin# 19XFC2F81KE204231 to be sold on 7/29/25 @ 10 AM @ 3737 San Fernando Rd, Glendale, CA

Lien sale 24 BMW Lic# NONE Vin# 5UX13EU00R8T86123 to be sold on 7/29/25 @ 10 AM @ 7544 Winnetka Ave #C, Winnetka, CA

Lien sale 25 LEXS Lic# NONE Vin# 58ADA1C11SU061074 to be sold on 7/29/25 @ 10 AM @ 11027 Sherman Way, Sun Valley, CA

7/15/25

DC-3947222#

NOTICE OF AUCTION SELF STORAGE LIEN SALE

IN ACCORDANCE WITH THE PROVISIONS OF THE CALIFORNIA SELF-STORAGE FACILITY ACT

BUSINESS AND PROFESSIONS CODE, SECTIONS 21700-21716. THERE BEING DUE AND UNPAID RENT, STORAGE CHARGES, FEES AND COSTS, NOTICE IS HEREBY GIVEN THAT THE GOODS WHICH ARE STORED AT SAF KEEP STORAGE – GLASSELL PARK WILL BE SOLD BY UNIT AND PUBLIC AUCTION, AT 2840 N SAN FERNANDO RD, LOS ANGELES, CA 90065. ON WWW.BID13.COM BY ONLINE COMPETITIVE BID ENDING AFTER **JULY 29, 2025 AT 8:30A.M.** AND ANY DATES TO BE ANNOUNCED AT AUCTION UNTIL ALL GOODS ARE SOLD OR UNTIL THE LIEN IS SATISFIED UNLESS THE CHARGES ARE PAID BEFORE THAT TIME. THE PROPERTY CONSISTS OF ARTICLES OF HOUSEHOLD AND BUSINESS PROPERTY STORED BY THE FOLLOWING PARTIES:

NAME:
CARR, TIM L – TABLE, BOXES, DRESSER, FURNITURE
CARR, L.TIM – TABLE, BOXES, DRESSER, FURNITURE
CARR, L TIM –TABLE, BOXES, DRESSER, FURNITURE
JESSIE, MICHAEL – TOTES, BAGS, CLOTHES
LY, LEYNA –COUCH, MATTRESS, SHELFL
MICHELLE, CHRISTOPHER –CLOTHES, BOX
FACSIMILE (323)224-3019
AUCTIONEER: WWW.BID13.COM
(888) 992-4313
7/15, 7/22/25

DC-3946845#

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 23RD Day of JULY 2025

The following automobile(s) to wit:
Year of Car Make of Car Vehicle ID No. License No (state)
2016 POLARIS 57XAASFA8G5107086
22N5134 CA
2006 MINI WMWRE33596TJ34897
6YEJ030 CA
2014 DODG 2C3CDXBGXEH222931
NONE
2010 PORCHE WP1AD2AP2ALA61669
8UXH832 CA
lien of the undersigned for towing, storage, and lien charges, together with the cost of advertising and expenses of sale.
Dated this 9TH DAY OF JULY 2025
S&J Wilshire Tow, Inc.
2400 W. Washington BLVD.
Los Angeles, CA 90018-1450
7/15/25

DC-3946816#

NOTICE OF PUBLIC LIEN SALE Business & Professional Code Section 21700-21707

Notice is hereby given by the undersigned that a public lien sale of the following described personal property will be held at 1:00 PM on the 29th day of July 2025. The sale will be conducted at StorageTreasures.com. Final bids will be placed by 1:00 PM. The property is stored at Los Angeles Self Storage located at 1000 W. 6th St. Los Angeles, CA. 90017. The Undersigned will accept cash bids to satisfy a lien on the past due rent and incident incurred. Being stored by the following persons:
Jennifer Aquino Lonzame
Guadalupe Aguilar
Felix Delgado
Jacqueline Garcia
Layloni Bailey
Derrick Lemel Stewart
Deneka Helen Davis
Londale A. Anderson
Smm manufacturer inc
Dwayne Peavy
Lawrence Earnest Brown II
Georgia Santelli
Tyrone Torres
Produced by The Vamp LLC
Adam S Cohen
Craig Perry
Calvin Chang
William Fitts
Yvonne Patterson
1000 West 6th Street Partners LLC
Dated 7/9/2025 SIGNED: Los Angeles Self Storage 213-481-1010 telephone
This notice is given in accordance with the provisions of section 21700-21707 et seq. Of Business & Professional Code of the State of California. The owner reserves the right to bid at the sale. All purchased goods are sold "as is" and must be paid for and removed at the time of sale. Sales subject to prior cancellation in the event of settlement between owner & obligated party.
AUCTIONEER: StorageTreasures, LLC (StorageTreasures.com) AT (480)-397-6503.
BOND #63747122
7/15, 7/22/25

DC-3946678#

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

Lindsie Varva
Gloria Ibe
Tuyoshi Koyanagi

D'Andrea Smith
Dennis J Dvorin
Rene Boyer

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 30th, 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.
7/15, 7/22/25

DC-3945377#

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#

TRUSTEE SALES

T.S. NO.: 250224149

Notice Of Unified Trustee's Sale
Loan Number: Manitou APN: 5211-007-052 You Are In Default Under A Deed Of Trust Dated 10/18/2007. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. On 8/5/2025, 11:00 AM, Total Lender Solutions, Inc., as duly appointed Trustee under and pursuant to Deed of Trust recorded on 10/23/2007, as Document No. 20072398212 ("Deed of Trust") Book , Page , of Official Records in the Office of the Recorder of Los Angeles, California, executed by Manitou Vistas II, a California Limited Partnership, as Trustor, Hanmi Bank, a California banking corporation, as Beneficiary. Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: A Leasehold Interest In And To The Following (the "Land"): That Certain Property Situated In The State Of California, County Of Los Angeles, City Of Los Angeles, Described As Follows: That Portion Of The Parcel Of Land, In The City Of Los Angeles, County Of Los Angeles, State Of California, Designated As "Vignes" On The Map Of Park Tract, Recorded In Book 6, Pages 434 And 435 Of Miscellaneous Records, In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At A Point In South Line Of Manitou Avenue, 66.00 Feet Wide, As Shown On Map Of Addition No. 1 To Vignes Tract, Recorded In Book 12, Page 100 Of Miscellaneous Records, Distant Thereon 168.00 Feet Easterly From The Easterly Line Of Thomas Street, 60 Feet Wide, As Shown On Said Last Mentioned Map; Thence Southerly Parallel With The Westerly Line Of Lot A Of Said Parcel Map L.A. NO. 603, As Recorded In Book 7 Page 10, In The Office Of The County Recorder Of Said County, To The Westerly Prolongation Of The Northerly Line Of Lot 6, Block A, Park Tract, As Recorded In Book 6 Pages 434 And 435 Of Miscellaneous Records Of Said County, A Distance Of 518.6 Feet More Or Less; Thence Easterly Along Said Westerly Prolongation Of The Northerly Line Of Lot 6, Block "A", A Distance Of 132.20 Feet; Thence Northerly Along A Line Parallel With The Westerly Line Of Lot A Of Said Parcel Map L.A. NO. 603 A Distance Of 123.00 Feet; Thence Westerly Along A Line Parallel To Said Westerly Prolongation Of Lot 6, Block "A" Of Said Park Tract, A Distance Of 111.00 Feet; Thence Northerly Along A Line Parallel

With The Westerly Line Of Said Lot A Of Parcel Map L.A. NO. 603, To The Southerly Line Of Said Manitou Avenue A Distance Of 395.6 Feet, More Or Less; Thence Westerly Along Said Southerly-Line Of Manitou Avenue, 21.00 Feet To The Point Of Beginning. Said Land Is Also Shown And Described As Parcel I OF PMEX NO. AA-2007-2825 In Certificate Of Compliance For Lot Line Adjustment, A Copy Of Which Is Recorded December 14, 2007 As Instrument No. 20072750959 Of Official Records. A.P.N.: 5211-007-052 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3414 E Manitou Ave Los Angeles, CA 90031 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of trust, estimated fees, charges and expenses of the Trustee and of the trust created by said Deed of Trust, to-wit: \$1,216,748.93 estimated. Accrued interest and additional advances, if any, will increase the figure prior to sale. Beneficiary hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code section 9604, et seq., and to include in the non-judicial foreclosure sale of the real and personal property interest described in the Deed of Trust dated 10/18/2007. The personal property is more particularly decribed in the attached Exhibit A between the original trustor and the original beneficiary, as it may have been amended from time to time, and pursuant to any other instruments between the trustor and beneficiary referencing a security interest in personal property. Beneficiary reserves its right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the Trustee's Sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. See the Deed of Trust, if applicable. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is" "where is". The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County here the real property is located and more than three months have elapsed since such recordation. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 250224149. 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. 7/2/2025 Total Lender Solutions, Inc. Rachel Seropian, Trustee Sale Officer Exhibit A All buildings and other improvements now or hereafter located on the Land, including, but not limited to, the fixtures (as defined below) and any and all other equipment, machinery, appliances and other articles

(213) 229-5500

attached to such buildings and other improvements (collectively, the "Improvements"); All fixtures (collectively, the "Fixtures") now or hereafter located on, attached to, installed in or used in connection with the Land and the Improvements, including without limitation all partitions, generators, screens, awnings, boilers, furnaces, pipes, plumbing, elevators, cleaning, call and sprinkler systems, fire extinguishing machinery and equipment, water tanks, heating, ventilating, air conditioning and air cooling machinery and equipment, and electric machinery and equipment, and other equipment, machinery and appliances and other fixtures of every kind and nature; All present and future goods, equipment and inventory, as those terms are defined in the California Commercial Code, and all other present and future personal property of any kind or nature whatsoever, now or hereafter located at, upon or about the Land and/or Improvements, or used or to be used in connection with or relating or arising with respect to the Land and/or Improvements, or used or to be used in connection with or relating or arising with respect to the Land and/or Improvements, the use thereof or any improvements thereto, including without limitation all present and future furniture, furnishings, fixtures, goods, machinery, plumbing and plumbing material and supplies, concrete, lumber, hardware, electrical wiring and electrical material and supplies, heating and air conditioning material and supplies, roofing material and supplies, window material and supplies, doors, paint, drywall, insulation, cabinets, ceramic material and supplies, flooring, carpeting, appliances, fencing, landscaping and all other materials, supplies and property of every kind and nature; All present and future accounts, general intangibles, chattel paper, deposit accounts, investment property, instruments and documents as those terms are defined in the California Uniform Commercial Code, now or hereafter relating or arising with respect to the Land and/or Improvements and/or the use thereof or any improvements thereto, including without limitation: (i) all rights to the payment of money, including escrow proceeds arising out of the sale or other disposition of all or any portion of the Land and/or Improvements; (ii) the "Borrower's Funds Account," the "Replacement Reserve Account," and all other deposit accounts and other accounts and funds created under or pursuant to the Loan Agreement and the other Loan Documents, all amounts now or hereafter on deposit therein, and all interest and other earnings thereon; (iii) all plans, specifications, drawings and other documents and materials relating to the development of the Land and/or Improvements and/or any construction thereon; (iv) all use permits, occupancy permits, construction and building permits, and all other permits and approvals required by any governmental or quasi-governmental authority in connection with the development, construction, use, occupancy or operation of the Land and/or Improvements; (v) any and all agreements relating to the development, use, occupancy and/or operation of the Land and/or Improvements, including without limitation construction, engineering, architectural, service, property management, landscaping, gardening, consulting and other contracts of every nature (to the extent the same are assignable); (vi) all lease or rental agreements; (vii) all names under which the Land and/or Improvements are now or hereafter known and all rights to carry on business under any such names or any variant thereof; (viii) all trademarks relating to the Land and/or Improvements and/or the development, construction, use, occupancy or operation thereof; (ix) all goodwill relating to the Land and/or Improvements and/or the development, construction, use, occupancy or operation thereof; (x) all insurance proceeds and condemnation awards arising out of or incidental to the ownership, development, construction, use, occupancy or operation of the Land and/or Improvements; (xi) all reserves, deferred payments, deposits, refunds, cost savings, bonds, insurance policies and payments of any kind relating to the Land and/or Improvements; (xii) all water stock, if any, relating to any Land and/or Improvements; (xiii) all supplements, modifications and amendments to the foregoing and all present and future accessions, additions, attachments, replacements and substitutions of or to any or all of the foregoing; and (xiv) all cash and noncash proceeds and products of any or all of the foregoing, including without limitation all monies, deposit accounts, insurance proceeds and other tangible or intangible property received upon a sale or other disposition of any of the foregoing, whether voluntary or involuntary; All rights, rights-of-way, easements, licenses, profits, privileges, tenements, hereditaments and appurtenances now owned or hereafter acquired by Trustor and used in connection with the Land and the Improvements or as a means of access to either or both; Any land lying within the right-of-way of any street adjoining the Land, and any and all sidewalks, alleys and strips and gores of

land adjacent to or used in connection with the Land and Improvements; All oil, gas and other mineral rights in or relating to the Land, and all royalty, fee and other rights of Trustor in or relating thereto; All water, water rights and riparian rights (including, without limitation, shares of stock evidencing the same) in or relating to the Land; All leases and subleases relating to all or any part of the Land and the Improvements or any interest therein, now or hereafter existing or entered into, including without limitation all deposits, advance rentals and other payments of a similar nature but not including the Rents, as defined and separately assigned in Article 4 of the Deed of Trust; All options to purchase or lease all or any part of the Land or Improvements or any interest therein (and any greater estate in the Land or Improvements now owned or hereafter acquired pursuant thereto); All rights of Trustor under the City of Los Angeles Loan Documents (and any contract or other document, instrument or agreement hereafter made, issued or entered into by Trustor in connection with such loan documents); All other estates, easements, licenses, interests, rights, titles, claims or demands, both in law and in equity, which Trustor now has or may hereafter acquire in the Land and the Improvements, including, without limitation, (1) any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of all or any part of the Property, including without limitation any award resulting from a change of grade of streets and any award for severance damages, and (2) any and all proceeds of any insurance covering the Property (whether or not Trustor is required to maintain such insurance pursuant to this Deed of Trust). 7/15, 7/22, 7/29/25

DC-3947127#

T.S. No. 24-71054 APN: 2202-009-023 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/3/2022. 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: ARAM PETROSYAN A SINGLE MAN Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 8/12/2022, as Instrument No. 20220812550, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :9/18/2025 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$945,479.04 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 17337 SATICOY ST NORTHBRIDGE, CA 91325 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 2202-009-023 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to

investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website www.auction.com, using the 24-71054. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the 24-71054 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: 7/10/2025 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 44426 Pub Dates 07/15, 07/22, 07/29/2025 7/15, 7/22, 7/29/25

DC-3947001#

T.S. No.: 302A-019933 Title Order No. 91234187 APN: 6069-006-024 Property Address: 1825 E. 109TH PLACE, LOS ANGELES, CA 90059 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/1/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: UGRO 109 LLC , A WYOMING CLOSE LIMITED LIABILITY COMPANY Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 12/7/2022, as Instrument No. 20221142816, of Official

Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/5/2025 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: \$539,821.55 (estimated as of the first publication date) Street Address or other common designation of real property: 1825 E. 109TH PLACE LOS ANGELES, CA 90059 A.P.N.: 6069-006-024 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website http://www.nationwideposting.com/, using the file number assigned to this case 302A-019933. 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 http://www.nationwideposting.com/, using the file number assigned to this case 302A-019933 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: 7/8/2025 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth Godbey, Vice President DC0476478 To: DAILY COMMERCE 07/15/2025, 07/22/2025, 07/29/2025 7/15, 7/22, 7/29/25

DC-3946908#

T.S. No. 24-68741 APN: 5077-028-010 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD

AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: JOSEPH JUNG LEE, A SINGLE MAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 12/9/2019, as Instrument No. 20191359613, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :8/5/2025 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: \$1,388,047.59 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: 2746 JAMES M WOOD BOULEVARD LOS ANGELES, CALIFORNIA 90006 Described as follows: As more fully described in said Deed of Trust A.P.N #: 5077-028-010 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this internet website www.elitepostandpub.com, using the 24-68741. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 24-68741 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: 7/9/2025 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 44414 Pub Dates 07/15, 07/22, 07/29/2025 7/15, 7/22, 7/29/25

DC-3946676#

T.S. No.: 2024-00587 APN: 2726-019-013 Property Address: 19457 Merridy St, Northridge, CA 91324 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/13/2022. 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: Vergine Piliposyan Duly Appointed Trustee: Sokolof Remtulla Recorded 7/1/2022 as Instrument No. 20220688988 in book -- , page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/5/2025 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: \$98,774.12 Street Address or other common designation of real property: 19457 Merridy St Northridge, CA 91324 A.P.N.: 2726-019-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this

(213) 229-5500

internet website www.elitepostandpub.com using the file number assigned to this case 2024-00587. 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 2024-00587 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: 7/8/2025 Sokolof Remtulla 2301 Dupont Drive, Suite 505 Irvine, CA 92612 Sale Line: 866-266-7512 Deziray Scotia, Junior Trustee Sale Officer EPP 44398 Pub Dates 07/15, 07/22, 07/29/2025 7/15, 7/22, 7/29/25

DC-3946236#

Title No.: 15952951 APN: 2222-025-108 T.S. No.: 24-24326 Act. No.: 1-15455-SW-18 NOTICE OF TRUSTEE'S SALE UNDER DELINQUENT ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN DATED 12/20/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/5/2025 at 10:30 AM, Best Alliance Foreclosure and Lien Services Corp. as the duly appointed Trustee under and pursuant to Delinquent Assessment Lien, recorded on 12/23/2024 as Document No. 20240913499, of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: Scott Humphreys Jr., WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: AT THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406, all right, title and interest under said Delinquent Assessment Lien in the property situated in said County, describing the land therein: As more fully described on the above mentioned Notice Of Delinquent Assessment.. The street address and other common designation, if any, of the real property described above is purported to be: 15455 Sherman Way Unit 18 Van Nuys, CA 91406 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. If the property has no street address or other common designation, directions may be obtained pursuant to a written request submitted to the beneficiary c/o the Trustee listed herein within 10 days from the first publication of this notice. Said sale will be made, "AS-IS" and "WITH ALL FAULTS" and that no representations or warranties are made as to the legal title, possession, legal condition, location, or encumbrances existing or regarding the physical condition of the property, to pay the remaining principal sum due under said Notice of Delinquent Assessment Lien, with interest thereon, as provided in said notice, assessments, interest, late charges, estimated fees, charges, costs of collection, and expenses of the Trustee, to-wit: \$15,566.29 Estimated. Accrued interest, assessments, late charges, costs of collection and charges, if any, will increase this figure prior to sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. This sale shall be subject to a right of redemption. The redemption period within which this property interest may be redeemed ends 90 days after the date of the sale.

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property or necessarily a 100% ownership interest in the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) and salability of the property that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust or lien on the property. Please Note, the sale may not be final until either 15 or 45 days after the sale date – see Notice to Tenant. Further, no Certificate of Sale or Trustee's Deed may be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify sale or postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. Step one, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# 24-24326 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Step two, you must send a written notice of intent to place a bid ("NOI") accompanied by an affidavit or declaration in accordance with Civil Code Section 2924m(c)(2)(A)(B)(C)(D) so that the trustee receives it no later than 5 p.m. on the 15th day after the trustee's sale. Step three, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, in the form of cash, a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state so that the trustee receives the bid and the funds no later than 5 p.m. on the 45th day after the trustee's sale. Bids will only be accepted from an eligible tenant buyer or eligible bidder who has submitted a timely NOI in accordance with Step two above. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The claimant under said Delinquent Assessment Lien heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. Date: 7/8/2025 WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Debt Collector Lic. No.: 10192-99 Best Alliance Foreclosure and

Lien Services Corp., as Trustee 16133 Ventura Blvd., Suite 700 Encino, California 91436 For Payoff/Reinstatement: (888) 785-9721 Sales Line: (866) 266-7512 or www.elitepostandpub.com Priscilla Quemuel for Best Alliance OFFICE VISITS ARE BY APPOINTMENT ONLY. NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST. EPP 44391 Pu Dates 07/15, 07/22, 07/29/2025 7/15, 7/22, 7/29/25

DC-3946161#

TSG No.: 92256817 TS No.: CA2500291817 APN: 5033-019-004 Property Address: 3880 OLMSTED AVE LOS ANGELES, CA 90008 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/08/2008, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 08/19/2025 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/15/2008, as Instrument No. 20080277803, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: KATHERINE CICIEL CRUTCHFILED, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 5033-019-004 The street address and other common designation, if any, of the real property described above is purported to be: 3880 OLMSTED AVE, LOS ANGELES, CA 90008 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 1,361,497.76. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2500291817 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 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 (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2500291817 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772DC0476175 To: DAILY COMMERCE 07/15/2025, 07/22/2025, 07/29/2025 7/15, 7/22, 7/29/25

DC-3945941#

Title Order No.: 15953706 Trustee Sale No.: 88082 Loan No.: 120131-21 APN: 6006-029-002 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/19/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/5/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/1/2021 as Instrument No. 20211777008 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 5867 CROCKER ST. LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor ERNIE QUIJADA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766. NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: The South 10 feet of Lot 48 and all of Lot 49 and the North 20 feet of Lot 50 of W.F. Thome's Resubdivision of Lots 1 to 125 inclusive of Hawthorne Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, page 108 of Maps, in the office of the County Recorder of said County. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 5867 CROCKER STREET LOS ANGELES, CA 90003. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,372,712.20 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to

sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 7/7/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 JANINA HOAK, TRUSTEE SALE OFFICER CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88082. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88082 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being

foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. 7/15, 7/22, 7/29/25

DC-3945712#

Title Order No.: 15953717 Trustee Sale No.: 88081 Loan No.: 3216-21 APN: 5120-003-004 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/19/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/5/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/2/2021 as Instrument No. 20211787558 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 3216 MAIN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor ERNIE QUIJADA, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766. NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: THE NORTHERLY 30 FEET FRONT AND REAR OF LOT 4 OF F.D. LANTERMAN'S SUBDIVISION OF THE MAUDSLEY TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 83 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THAT PORTION OF SAID LOT 4 WITHIN THE LINES OF MAIN STREET, AS NOW ESTABLISHED 100 FEET WIDE. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3216 SOUTH MAIN STREET LOS ANGELES, CA 90007. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,084,088.99 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 7/7/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 JANINA HOAK, TRUSTEE SALE OFFICER CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88081. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88081 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. 7/15, 7/22, 7/29/25

DC-3945710#

Title Order No.: 15953707 Trustee Sale No.: 88083 Loan No.: 4363-23 APN: 5113-018-023 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/1/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 8/5/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/3/2023 as Instrument No. 20230668485 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 4863 WALL ST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor EQ4 INVESTMENTS , as Beneficiary WILL

SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 81 OF KUHRT'S SUBDIVISION, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THAT PORTION THEREOF IN WALL STREET AS WIDENED, BEING A STRIP OF THE EAST END OF SAID LOT, 9.65 FEET WIDE AT THE NORTH END AND 11.85 FEET WIDE AT THE SOUTH END. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 4363 WALL STREET LOS ANGELES, CA 90011. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$830,575.13 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 7/7/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 JANINA HOAK, TRUSTEE SALE OFFICER CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88083. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88081 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. 7/15, 7/22, 7/29/25

the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88083 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. 7/15, 7/22, 7/29/25

DC-3945652#

TS# 3281926 NOTICE OF TRUSTEE'S SALE 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, 7th 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. 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 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: NIGHAT 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 NORTHRIDGE, California 91324 AKA 8303 TOPEKA DR NORTHRIDGE 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

(213) 229-5500

FAX (213) 229-5481

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 on the day of sale. Property is being sold "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 THE LAND 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 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: 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 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

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. Trustror: 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 TENANT: 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 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

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 DJAVAHENI, 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 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 Trustror, 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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 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

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