

LEGAL NOTICES

(213) 229-5500

FAX (213) 229-5481

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)

Escrow No. 15288-JP
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: APOLLO ELA, INC, 5138 E. OLYMPIC BLVD., LOS ANGELES, CA 90022
Doing Business as: CHARLIE'S BEST BURGER
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are:

The name(s) and address of the Buyer(s) is/are: LEGACY BURGERS INC, 5138 E. OLYMPIC BLVD., LOS ANGELES, CA 90022

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS AND COVENANT NOT TO COMPETE and are located at: 5138 E. OLYMPIC BLVD., LOS ANGELES, CA 90022
The bulk sale is intended to be consummated at the office of: ACT ONE ESCROW, INC., 6131 ORANGETHORPE AVE., STE 180-E, BUENA PARK, CA 90620 and the anticipated sale date is JUNE 2, 2026
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.

[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is:
ACT ONE ESCROW, INC., 6131 ORANGETHORPE AVE., STE 180-E, BUENA PARK, CA 90620 and the last date for filing claims shall be JUNE 1, 2026, which is the business day before the sale date specified above.
BUYER: LEGACY BURGERS INC
5213364-PP DAILY COMMERCE
5/14/26

DC-4042995#

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. L- 042167-JB
(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: STUDIO POKEBAR, INC, 13203 VENTURA BLVD, STUDIO CITY, CA 91604
(3) The location in California of the chief executive office of the Seller is:
(4) The names and business address of the Buyer(s) are: YAYA POKE LLC, 2925 E FOOTHILL BLVD #1 PASADENA, CA 91107
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURE, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 13203 VENTURA BLVD, STUDIO CITY, CA 91604
(6) The business name used by the seller(s) at said location is: ALL ABOUT POKE
(7) The anticipated date of the bulk sale is JUNE 2, 2026, at the office of TOWER ESCROW INC, 3400 W. OLYMPIC BLVD, #201, LOS ANGELES, CA 90019, Escrow No. L-042167-JB, Escrow Officer: JULIE BAHANG
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is: JUNE 1, 2026
(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: MAY 1, 2026
TRANSFEREES: YAYA POKE LLC
ORD-5212854 DAILY COMMERCE
5/14/26

DC-4042990#

NOTICE OF INTENDED TRANSFER OF RETAIL ALCOHOLIC BEVERAGE LICENSE UNDER SECTIONS 24073 AND 24074, CALIFORNIA BUSINESS AND PROFESSIONS CODE
Licensee(s) Name(s): RIORDANS LLC
Premises Address(es) To Which The License(s) Has/Have Been Issued: 875 S. FIGUEROA STREET, LOS ANGELES, CALIFORNIA 90017
Applicant(s) Name(s): THE PANTRY BY HOPE LLC
Mailing Address of Applicant: 16641 ROSCOE PLACE, NORTH HILLS, CALIFORNIA 91343
Kind of License Intended To Be Transferred: 47-ON SALE GENERAL EATING PLACE (#448176)
Escrow Holder/Guarantor Name: COMMERCIAL ESCROW

DC-4042990#

Escrow Holder/Guarantor Address: 1055 WILSHIRE BLVD, STE 1000, LOS ANGELES, CA 90017
Total consideration to be paid for business and license; including inventory, whether actual cost, estimated cost, or a not-to-exceed amount):
CHECK(S) \$40,000
TOTAL AMOUNT \$40,000
The parties agree that the consideration for the transfer of the business and the license(s) is to be paid only after the Department of Alcoholic Beverage Control has approved the proposed transfer. The parties also agree and herein direct the above-named escrow holder to make payment of distribution within a reasonable time after the completion of the transfer of the license as provided in Section 24074 of the California Business and Professions Code.
Date signed: 4/30/26
RIORDANS LLC
S/ MURRAY RUDIN, MANAGER
Licensee(s)/Transferor(s)
THE PANTRY BY HOPE LLC
Date signed: 4/30/26
S/ KEN CRAFT, CEO
Applicant(s)/Transferee(s)
5/14/26

DC-4042720#

NOTICE TO CREDITORS OF BULK SALE

(Sections 6104, 6105 U.C.C.)
Escrow No. 25-96095-RZ
Notice is hereby given to creditors of the within named transferor(s) that a bulk transfer is about to be made on the personal property hereinafter described. The name(s) and business address(es) of the transferor(s) is/are:
Leuen, Inc., a California corporation
Riordan-Pantry, LP, a California limited partnership
811 James W. Wood Blvd, Los Angeles, California 90015
The location in California of the chief executive office or principal business office of the transferor(s) is/are:
811 James W. Wood Blvd, Los Angeles, California 90015
All other business names and addresses used by the intended transferor(s) within three years last past so far as known to the transferee is/are:
Leuen, Inc., a California corporation
Riordan-Pantry, LP, a California limited partnership
811 James W. Wood Blvd, Los Angeles, California 90015
The name(s) and business address(es) of the intended transferee(s) is/are:
The Pantry By Hope LLC
16641 Roscoe Place North Hills, California 91343
That the property pertinent hereto is described in general as: Furniture, Fixtures, Equipment, Goodwill, and all other related assets, and is located at: 811 James W. Wood Blvd, Los Angeles, California 90015
The business name used by the said transferor(s) at that location is: The Original Pantry Cafe.
That said bulk transfer is intended to be consummated at the office of Commerce Escrow Company, 1055 Wilshire Blvd., Suite 1000, Los Angeles, California 90017 on or after 06/02/26.
This bulk transfer is subject to California Uniform Commercial Code Section 6106.2.
The name and address of the person with whom claims may be filed is: Commerce Escrow Company, 1055 Wilshire Blvd., Suite 1000, Los Angeles, California 90017, Attention: Raul Zuniga, reference: Escrow: 25-96095-RZ, and the last day for filing claims by any creditor shall be: 06/01/26 which is the business day before the consummation date specified above.
Dated: 4/30/26
The Pantry by Hope, LLC, a California limited liability company
S/ KEN CRAFT, CEO
5/14/26

DC-4042714#

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P Sec. 24074 et seq.)

Escrow No. 003627-EL
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names of the Seller/Licensee are: B&R KINGS, INC., A CALIFORNIA CORPORATION, 11315 S MAIN STREET, LOS ANGELES, CA 90061
The business is known as: HARRY'S LIQUOR
The names of the Buyer/Transferee are: HARRY LIQUOR, INC. A CALIFORNIA CORPORATION, 11315 S MAIN STREET, LOS ANGELES, CA 90061
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: FURNITURE AND EQUIPMENT, TRADE NAME,

GOODWILL, LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE WITH ABC LICENSE together with the following described alcoholic beverage license(s): 648786 and are located at: 11315 S MAIN STREET, LOS ANGELES, CA 90061
The kind of license to be transferred is: 21 OFF-SALE GENERAL now issued for the premises located at: 11315 S MAIN STREET, LOS ANGELES, CA 90061
The anticipated date of sale/transfer is: JUNE 5, 2026 at the office of: HANA ESCROW, 3580 WILSHIRE BLVD, STE 1170, LOS ANGELES, CA 90010
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.
Dated: FEBRUARY 10, 2026
B&R KINGS, INC., A CALIFORNIA CORPORATION Seller/Licensee(s)
HARRY LIQUOR, INC. A CALIFORNIA CORPORATION, Buyer/ Transferee
ORD-5209707 DAILY COMMERCE
5/14/26

DC-4042333#

BUSINESS

NOTICE OF APPLICATION FOR POLICE PERMIT

Notice is hereby given that application has been made to the Board of Police Commissioners for a permit to conduct a MECHANICAL RIDES.
NAME OF APPLICANT: Stacey Brown and Thomas Brown
DOING BUSINESS AS: Christiansen Amusements Inc
LOCATED AT: 15520 West Ventura Blvd CA, Encino, CA 91436
Any person desiring to protest the issuance of this permit shall make a written protest before 5/15/2026 to the: LOS ANGELES POLICE COMMISSION
100 West 1st Street
Los Angeles, CA 90012-4112
Upon receipt of written protests, protesting persons will be notified of date, time and place for hearing.
BOARD OF COMMISSIONERS
5/14, 5/21/26

DC-4043160#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26NWCP00178
Superior Court of California, County of LOS ANGELES
Petition of: Emelie Murillo Emma Murillo Junior Murillo for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Emelie Kathlina Murillo filed a petition with this court for a decree changing names as follows: Emelie Kathlina Murillo to Emelie Kathlina Soto
Emma Mellie Mattie Star Murillo to Emma Mellie Star Soto
Junior Mateo Nicholas Kuzumi Murillo to Junior Chum Soto
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 7/10/2026, Time: 8:30AM, Dept.: D, Room: 310
The address of the court is 12720 NORWALK BLVD NORWALK, CA 90650
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in this county: DAILY COMMERCE
Date: 5/7/2026
LEE W. TSAO
Judge of the Superior Court
5/14, 5/21, 5/28, 6/4/26

DC-4043054#

FOR CHANGE OF NAME

Case No. 26STCP01688
Superior Court of California, County of Los Angeles
Petition of: Carl Vincent Howard for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Carl Vincent Howard filed a petition with this court for a decree changing names as follows: Carl Vincent Howard to Karl Vincent Howard
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: Aug 21, 2026, 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: May 01, 2026
Virginia Keeny
Judge of the Superior Court
5/14, 5/21, 5/28, 6/4/26

DC-4043082#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26NNCP00310
Superior Court of California, County of LOS ANGELES
Petition of: Joan Yoon for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Joan Yoon filed a petition with this court for a decree changing names as follows:
Joan Yoon to Joanne Yoon
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 07/16/2026, Time: 8:30am, Dept.: E
The address of the court is 600 E. BROADWAY GLENDALE, CA-91206
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 05/07/2026
Roberto Longoria
Judge of the Superior Court
5/14, 5/21, 5/28, 6/4/26

DC-4043054#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26STCP00982
Superior Court of California, County of LOS ANGELES
Petition of: AMERICA RUBY MAGDALENO SANCHEZ BY LILIANA SANCHEZ for Change of Name
TO ALL INTERESTED PERSONS: Petitioner AMERICA RUBY MAGDALENO SANCHEZ BY LILIANA SANCHEZ filed a petition with this court for a decree changing names as follows: AMERICA RUBY MAGDALENO SANCHEZ TO RUBY SIBAJA SANCHEZ
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: JUL 10, 2026, 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: MAR 11, 2026
VIRGINIA KEENY
Judge of the Superior Court
5/7, 5/14, 5/21, 5/28/26

DC-4041223#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26NNCP00298
Superior Court of California, County of LOS ANGELES
Petition of: BRIAN ALI JAFARI for Change of Name
TO ALL INTERESTED PERSONS: Petitioner BRIAN ALI JAFARI filed a petition with this court for a decree changing names as follows: BRIAN ALI JAFARI TO BRIAN JAY
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 06/26/26, Time: 8:30 AM, Dept.: B,
The address of the court is 300 EAST OLIVE AVENUE BURBANK, CA 91502
(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 04, 2026
ROBERTO LONGORIA
Judge of the Superior Court
5/7, 5/14, 5/21, 5/28/26

DC-4040819#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26CHCP00045
Superior Court of California, County of LOS ANGELES
Petition of: OLUWATENIOLA AKINTUNJI BY AND THROUGH SUSAN OLATOKUNBO ODUSELU for Change of Name
TO ALL INTERESTED PERSONS: Petitioner OLUWATENIOLA AKINTUNJI BY AND THROUGH SUSAN OLATOKUNBO ODUSELU filed a petition with this court for a decree changing names as follows:
OLUWATENIOLA EVANNA AKINTUNJI TO EVANNA OLUWATENIOLA AKINTUNJI
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: 5/15/2026, Time: 8:30AM, Dept.: F47
The address of the court is 9425 PENFIELD AVE. CHATSWORTH, CA 91311
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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: APRIL 3, 2026
MELVIN D. SANDVIG
Judge of the Superior Court
4/23, 4/30, 5/7, 5/14/26

DC-4043407#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26PSCP00012
Superior Court of California, County of LOS ANGELES
Petition of: Madelyn Eve Liao for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Madelyn Eve Liao filed a petition with this court for a decree changing names as follows:

Madelyn Eve Liao to Madelyn Eve Liao-Hernandez
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 06/12/2026, Time: 0830, Dept.: 6
The address of the court is 1427 WEST COVINA PARKWAY WEST COVINA, CA-91790
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: DAILY COMMERCE
Date: 03/13/2026
Lynette Gridiron Winston
Judge of the Superior Court
4/23, 4/30, 5/7, 5/14/26

DC-4036559#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026105246
The following person(s) is (are) doing business as:
DAVID PROTEIN, 169 MADISON AVE SUITE 2523, NEW YORK, NY 10016
County of LOS ANGELES
Registered owner(s):
LINUS TECHNOLOGY MERGERSUB, LLC, 169 MADISON AVE SUITE 2523, NEW YORK, NY 10016; State of Incorporation: De
This business is conducted by a limited liability company
The registrant(s) started doing business on 01/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
LINUS TECHNOLOGY MERGERSUB, LLC,
S/ YASMINA ABDEL-MALEK,
SECRETARY
This statement was filed with the County Clerk of Los Angeles County on 05/13/2026.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).
5/14, 5/21, 5/28, 6/4/26

DC-4043407#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026099143
The following person(s) is (are) doing business as:
1. STREET SMART VALUATIONS, 2. CHANGE AMC, 17351 W. SUNSET BLVD, SUITE 1C PACIFIC PALISADES, CA 90272, County of LA COUNTY
Articles of Incorporation or Organization Number: AI #ON: 201006010132
Registered owner(s):
CHANGE AMC, LLC, 17351 W. SUNSET BLVD, SUITE 1C PACIFIC PALISADES, CA 90272, CALIFORNIA
This business is conducted by: A LIMITED LIABILITY COMPANY
The registrant commenced to transact business under the fictitious business name or names listed above on 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

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address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/7, 5/14, 5/21, 5/28/26

DC-4039776#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026069538
The following person(s) is (are) doing business as:

1. INNER GALLERY COACHING, 2. ARZ SQUARED ENTERTAINMENT, 8424 SANTA MONI BLVD A857, West Hollywood, CA 90069 County of LOS ANGELES

Registered owner(s): CHRISTOPHER MEHTA, 8424 SANTA MONICA BLVD A857, WEST HOLLYWOOD, CA 90069
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/ CHRISTOPHER MEHTA, Owner
This statement was filed with the County Clerk of Los Angeles County on 03/31/2026.

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/7, 5/14, 5/21, 5/28/26

DC-4039622#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026083490
The following person(s) is (are) doing business as:

1. DESIGN & SOLUTIONS, 2. DESIGN & SOLUTION, 2626 JUNIPER DR, PALMDALE, CA 93550 County of LOS ANGELES

Registered owner(s): DESIGN & SOLUTION, 2626 JUNIPER DR, PALMDALE, CA 93550; 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).)

DESIGN & SOLUTION
S/ MIGUEL ANGEL FUENTES, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 04/16/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4038842#**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2026081308
Current File No.: 2024097697

Date Filed: May 06, 2024
LIBRARY BAR 630 W 6TH ST STE 116A, LOS ANGELES, CA 90017

Registered Owner(s):
ARTISANAL BREWERS COLLECTIVE LLC 1099 WESTWOOD BLVD LOS ANGELES, CA 90024

State of Incorporation; DELAWARE
Business was conducted by: a Limited Liability Company

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

ARTISANAL BREWERS COLLECTIVE LLC
S/ ANTHONY YANOW, MANAGING MEMBER

This statement was filed with the County Clerk of Los Angeles County on 04/13/2026

4/30, 5/7, 5/14, 5/21/26
DC-4038700#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026070459
The following person(s) is (are) doing business as:

NANO AND TEAM CONSULTING, 121 W LEXINGTON DR STE 527B, GLENDALE, CA 91203 County of LOS ANGELES

Registered owner(s): HAYKANUSH HOVSEPYAN, 121 W LEXINGTON DR STE 527B, GLENDALE, CA 91203

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/ HAYKANUSH HOVSEPYAN, Owner
This statement was filed with the County Clerk of Los Angeles County on 03/31/2026.

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/14, 5/21, 5/28, 6/4/26

DC-4038183#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026089248
The following person(s) is (are) doing business as:

REVERSE YOUR THINKING , MORTGAGE, 1620 BROADWAY, SANTA MONICA, CA 90404 County of LOS ANGELES

Registered owner(s): SAYWHYNOT, INC. 12400 VENTURA BLVD 222, STUDIO CITY, CA 91604; 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).)

SAYWHYNOT, INC
S/ MATHIUS MACK GERTZ, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 04/23/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4037882#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026063795
The following person(s) is (are) doing business as:

1. MIND FORWARD PSYCHOTHERAPY, 2. BODY FORWARD RECOVERY AND WELLNESS, 3616 W 59TH PL, LOS ANGELES, CA 90043 County of LOS ANGELES

Registered owner(s): ALEXSANDRIA RAVARD, 3616 W 59TH PL, LOS ANGELES, CA 90043
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/ ALEXSANDRIA RAVARD, Owner
This statement was filed with the County Clerk of Los Angeles County on 03/23/2026.

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/14, 5/21, 5/28, 6/4/26

DC-4037840#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026095772
The following person(s) is (are) doing business as:

PARLOH, 350 FOX HILLS DR., THOUSAND OAKS, CA 91361 County of LOS ANGELES

Registered owner(s): SAMANTHA LOH, 350 FOX HILLS DR., THOUSAND OAKS, CA 91361
MICHAEL PARZIALE, 350 FOX HILLS DR., THOUSAND OAKS, CA 91361

This business is conducted by a Married Couple
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/ SAMANTHA LOH, WIFE
This statement was filed with the County Clerk of Los Angeles County on 04/30/2026.

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/7, 5/14, 5/21, 5/28/26

DC-4037523#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026091894
The following person(s) is (are) doing business as:

KIDDER MATHEWS, 1925 CENTURY PARK SUITE 2350, LOS ANGELES, CA 90067 County of LOS ANGELES

Registered owner(s): KIDDER MATHEWS OF CALIFORNIA, INC., 1201 PACIFIC AVE SUITE 1400, TACOMA, WA 98402; State of Incorporation: CA
This business is conducted by a Corporation
The registrant(s) started doing business on 12/2018.

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).)

KIDDER MATHEWS OF CALIFORNIA, INC
S/ JACQUELINE SIMS, TREASURER
This statement was filed with the County Clerk of Los Angeles County on 04/27/2026.

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). 4/30, 5/7, 5/14, 5/21/26

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026087294
The following person(s) is (are) doing business as:

TECH VENTURA LAW, 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

Registered owner(s): TECH VENTURA LAW INC., 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

This statement was filed with the County Clerk of Los Angeles County on APR 21, 2026

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). 4/30, 5/7, 5/14, 5/21/26

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026087294
The following person(s) is (are) doing business as:

TECH VENTURA LAW, 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

Registered owner(s): TECH VENTURA LAW INC., 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

This statement was filed with the County Clerk of Los Angeles County on APR 21, 2026

ANGELES, CA 90024; 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).)

TECH VENTURA LAW INC
S/ JAGVINDER S KANG, CEO
This statement was filed with the County Clerk of Los Angeles County on 04/21/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4037224#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026086535
The following person(s) is (are) doing business as:

1. WILLOW BRIDGE PROPERTY COMPANY, 2. WILLOW BRIDGE, 330 N BRAND BLVD STE 700, GLENDALE, CA 91203 County of LOS ANGELES

Registered owner(s): WILLOW BRIDGE MANAGEMENT INC., 1636 N POTOMAC AVE, WASHINGTON, UT 84780; State of Incorporation: UT
This business is conducted by a Corporation
The registrant(s) started doing business on 02/2024.

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

WILLOW BRIDGE MANAGEMENT INC.
S/ GERARD DONOHUE, VICE PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 04/21/2026.

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/5, 5/12, 5/19, 5/26/26

DC-4037211#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026087204
The following person(s) is (are) doing business as:

RBC U.S. MORTGAGE, 555 FLOWER STREET LOS ANGELES, CA 90071, County of LOS ANGELES COUNTY

Registered owner(s): CITY NATIONAL BANK, 555 S FLOWER ST, LOS ANGELES, CA 90071, DISTRICT OF COLUMBIA
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 03/2026

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/ ADAM WALCZAK, VICE PRESIDENT CITY NATIONAL BANK
This statement was filed with the County Clerk of Los Angeles County on APR 21, 2026

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/5, 5/12, 5/19, 5/26/26

DC-4037211#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026087204
The following person(s) is (are) doing business as:

RBC U.S. MORTGAGE, 555 FLOWER STREET LOS ANGELES, CA 90071, County of LOS ANGELES COUNTY

Registered owner(s): CITY NATIONAL BANK, 555 S FLOWER ST, LOS ANGELES, CA 90071, DISTRICT OF COLUMBIA
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 03/2026

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/ ADAM WALCZAK, VICE PRESIDENT CITY NATIONAL BANK
This statement was filed with the County Clerk of Los Angeles County on APR 21, 2026

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

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/5, 5/12, 5/19, 5/26/26

DC-4037211#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026087294
The following person(s) is (are) doing business as:

TECH VENTURA LAW, 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

Registered owner(s): TECH VENTURA LAW INC., 10599 WILSHIRE BLVD SUITE 604, LOS ANGELES, CA 90024 County of LOS ANGELES

This statement was filed with the County Clerk of Los Angeles County on APR 21, 2026

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). 4/30, 5/7, 5/14, 5/21/26

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

This statement was filed with the County Clerk of Los Angeles County on 04/21/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4034307#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026087373

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

TIME IN WATCHES, 19328 PLATT RIVER DR, WALNUT, CA 91789 County of LOS ANGELES

Registered owner(s): **ALBERT PRADO, 19328 PLATT RIVER DR, WALNUT, CA 91789**

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/ ALBERT PRADO, Owner
This statement was filed with the County Clerk of Los Angeles County on 04/21/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4034302#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026087393

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

VESTED., 3017 W M2, LANCASTER, CA 93536 County of LOS ANGELES

Registered owner(s): **LISA RENE SENETTE, 3017 W AVENUE M2, LANCASTER, CA 93536**

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/ LISA RENE SENETTE, Owner
This statement was filed with the County Clerk of Los Angeles County on 04/21/2026.

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). 4/30, 5/7, 5/14, 5/21/26

DC-4034300#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026082825

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

EMILY FASHION, 302 N. GARFIELD AVE #2, MONTEREY PARK, CA 91754 County of LOS ANGELES

Registered owner(s): **HUI JUAN GAO, 302 N. GARFIELD AVE #2, MONTEREY PARK, CA 91754**

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/ HUI JUAN GAO, Owner
This statement was filed with the County Clerk of Los Angeles County on 04/15/2026.

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). 4/23, 4/30, 5/7, 5/14/26

DC-4033561#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026077883

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

PORTSIDE STUDIO APARTMENTS, PO BOX 13135 LA JOLLA, Downey, CA 90239 County of LOS ANGELES

Registered owner(s): **1219 PALOS VERDES STREET LLC, 8861 VILLA LA JOLLA DRIVE # 13135, JOLLA, CA 92039; 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).)

S/ LOGAN ALTMAN, MANAGER
This statement was filed with the County Clerk of Los Angeles County on 04/09/2026.

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). 4/23, 4/30, 5/7, 5/14/26

DC-4031233#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026100431

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

1. BANNA PARKING, 2. BANNA PARKING LLC, 3. BANNA PARKING L.L.C., 4. BANNA PARKING, LLC, 5. IRONMERE, 6. IRONMERE GROUP, 7. IRONMERE LOGISTICS, 8. IRONMERE LOGISTICS LLC, 9. IRONMERE TRANSPORT, 10. IRONMERE TRANSPORT LLC, 6961 VAN NUYS BLVD, SUITE C, LOS ANGELES, CA 91405 County of LOS ANGELES

Articles of Incorporation or Organization Number: AI #ON: 201935010239
Registered owner(s): **IRONMERE GROUP LLC, 6961 VAN NUYS BLVD, SUITE C, LOS ANGELES, CA 91405; State of Incorporation: CA**

This business is conducted by a limited liability company
The registrant(s) started doing business

on 12/2019.

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).)

IRONMERE GROUP LLC S/MOTAZ AL BANNA, MANAGER
This statement was filed with the County Clerk of Los Angeles County on 05/06/2026.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code). 5/14, 5/21, 5/28, 6/4/26

DC-4030803#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026076556

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

DONG RI AUTO REPAIR, 8700 E. GARVEY AVE, ROSEMEAD, CA 91770, County of LOS ANGELES

Registered owner(s): **GUANGLU HAO, 8700 E. GARVEY AVE, ROSEMEAD, CA 91770**

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 01/2026
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/ GUANGLU HAO, OWNER
This statement was filed with the County Clerk of Los Angeles on 04/07/2026
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). 4/30, 5/7, 5/14, 5/21/26

DC-4030281#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026069634

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

GLOBAL CUSTOMER SERVICES, 341 CORPORATE TERRACE CIR. STE 200, CORONA, CA 92879 County of RIVERSIDE

Registered owner(s): **ARIZONA PIPELINE COMPANY, 341 CORPORATE TERRACE CIR. STE 200, CORONA, CA 92876; State of Incorporation: AZ**

This business is conducted by a Corporation
The registrant(s) started doing business on 02/2026.

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).)

ARIZONA PIPELINE COMPANY S/ JOSEPH RAEL, CFO
This statement was filed with the County Clerk of Los Angeles County on 03/31/2026.

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). 4/13, 4/20, 4/27, 5/4, 5/14/26

DC-4030209#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026076551

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

HONG KONG CAFE, 20747 AMAR RD #6, WALNUT, CA 91789, County of LOS ANGELES

Registered owner(s): **HK WALNUT INC, 20747 AMAR RD #6, WALNUT, CA 91789, ; CA**

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).)

HK WALNUT INC S/ KA CHUN MAK, PRESIDENT
This statement was filed with the County Clerk of Los Angeles on 04/07/2026
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). 4/23, 4/30, 5/7, 5/14/26

DC-4022189#**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2026061364

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

COOLING SOLUTION INC, 8815 DUNLAP CROSSING RD, PICO RIVERA, CA 90660 County of LOS ANGELES

Registered owner(s): **COOLING SOLUTION INC., 8815 DUNLAP CROSSING ROAD, PICO RIVERA, CA 90660; 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).)

COOLING SOLUTION INC., S/ TONY VELASQUEZ, PRESIDENT
This statement was filed with the County Clerk of Los Angeles County on 03/19/2026.
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). 3/25, 4/1, 4/8, 4/15, 5/14/26

DC-4021906#**CITATION (WIC 366.26 HEARING)**

Court No. CK91505B

Superior Court of California

County of Los Angeles

JUVENILE COURT

In the matter of Madison Elizabeth

Alamillo

To (mother), whereabouts unknown and to Alan Gilbert Alamillo (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named.

By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 421 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 08/27/2026 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement.

For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence.

You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.

NOTICE TO PERSONS SERVED
You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).

Dated 05/13/2026
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court
By Lorena Fernandez D.I. 31, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143
Attorney(s) for Los Angeles County Department of Children and Family Services 5/14, 5/21, 5/28, 6/4/26

DC-4043410#**CITATION (WIC 366.26 HEARING)**

Court No. 22CCJP04817C

Superior Court of California

County of Los Angeles

JUVENILE COURT

In the matter of: Emma Gonzalez aka

Emma Claudia Leonor Gonzalez

To Omar Gonzalez Cervantes (alleged/presumed father) whereabouts unknown, and to all persons claiming to be the father or mother of said minor person(s) above named.

By order of this court you are hereby cited and required to appear before the hearing officer presiding in Department 421 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 07/02/2026 at 8:30 a.m. of that day and there to show cause if you have any why the court should not order that the above named minor be placed in long-term foster care made wards guardian or freed from the control of his/her parents and referred for adoptive placement.

For failure to attend, you may be deemed guilty of contempt of court. Additionally, the court will proceed in your absence.

You are hereby notified that the minor(s), their parents, guardians, and adult relatives may be present during the hearing. The court will first determine whether the minor(s) and parent(s) are represented by counsel. If a parent appears without counsel, and is unable to afford counsel, the court will appoint that parent counsel. If the court finds the minor's interests require representation of counsel, counsel separate from the parent's counsel will be appointed for the minor(s) whether or not the minor(s) is able to afford counsel. The court may continue the matter up to thirty days to allow a parent to retain counsel or

to allow a parent and all counsel time to prepare. The court will review court reports and other evidence presented by the parties, and may receive the minor's testimony in the presence of all counsel without the parents. Upon receipt of this evidence, the court will order either the minor's placement in long-term foster care, the appointment of a guardian for the minor or the termination of parental rights and the referral of the minor for adoptive placement.

NOTICE TO PERSONS SERVED
You are served as an individual citee. The time when a citation is deemed served on a party may vary depending on the method of service. For example, see Welfare and Institutions Code Section 266.23, Code of Civil Procedure Sections 413.10 through 415.40 and Government Code Section 6064. Persons having custody or control of a child or with whom said child resides, are required to appear with the child and others cited may appear. A published citation required appearance of all persons cited (WIC 366.23 (4)).

Dated 05/12/2026
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court
By Erica Martinez, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143
Attorney(s) for Los Angeles County Department of Children and Family Services 5/14, 5/21, 5/28, 6/4/26

DC-4043215#**CITATION****(WIC 366.26 HEARING)**

Court No. 22CCJP00899B

Superior Court of California

County of Los Angeles

JUVENILE COURT

In the matter of AKA BABY BOY ARIAS TO ALINA ASHLEY ARIAS (mother), whereabouts unknown and to JONATHAN EUGENE GRANADOS (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 424 of the above entitled Court located at 201 Centre Plaza Drive, Monterey Park, California 91754, on 7/22/2026 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 04/30/2026
DAVID SLAYTON, EXECUTIVE OFFICER, Clerk of the Superior Court
By LILIBETH LIRA DC05, Deputy Los Angeles County Counsel's Office Edmund D. Edelman Children's Court 201 Centre Plaza Drive, Suite 1 Monterey Park, CA 91754-2143
Attorney(s) for Los Angeles County Department of Children and Family Services 5/14, 5/21, 5/28, 6/4/26

DC-4040337#**CITATION****(WIC 366.26 HEARING)**

Court No. 22CCJPO0899B

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ELENA A. KUDER CASE NO. 25STPB12011

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

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

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

A HEARING on the petition will be held in this court as follows: 06/12/26 at 8:30AM in Dept. 244 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 VIKRAM BRAR - SBN 162639 LAW OFFICE OF VIKRAM BRAR 700 N. BRAND BLVD., SUITE 970 GLENDALE CA 91203 Telephone (818) 242-9240 5/14, 5/15, 5/21/26

DC-4043052#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BARBARA GAUDIETE BURNS CASE NO. 26STPB05237

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

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

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

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

A HEARING on the petition will be held in this court as follows: 06/11/26 at 8:30AM in Dept. 217 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 EDWARD ALAN STEMMER II - SBN 331330

THE LEGACY LAWYERS, PC 18872 MACARTHUR BLVD., SUITE 300 IRVINE CA 92612 Telephone (714) 963-7543 BSC 228486 5/13, 5/14, 5/20/26

DC-4042706#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID SUK KIM AKA DAE SUK KIM CASE NO. 26STPB05173

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID SUK KIM AKA DAE SUK KIM.

A PETITION FOR PROBATE has been filed by SUN RYE LEE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that SUN RYE LEE be appointed as Special Administrator with general powers to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 06/08/26 at 8:30AM in Dept. 308 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 YONG BORN LEE, ESQ. HYONG C. KIM, ESQ. LEE & LEE, LAW OFFICE, APC 3530 WILSHIRE BLVD., SUITE 1280 LOS ANGELES CA 90010 Telephone (213) 368-7717 5/13, 5/14, 5/20/26

DC-4042665#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIGUEL HINOJOSA GARCIA CASE NO. 26STPB04938

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

A PETITION FOR PROBATE has been filed by NADYA BETSABE TORRES in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that NADYA BETSABE TORRES be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 06/03/26 at 8:30AM in Dept. 244 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner PAUL HORN, ESQ. - SBN 243227 PAUL HORN LAW GROUP, PC 11404 SOUTH STREET CERRITOS CA 90703 Telephone (800) 380-7076 BSC 228451 5/7, 5/8, 5/14/26

DC-4040865#

Notice to Creditors (PROBATE CODE §19050) CASE NUMBER 26STPB04643 SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES

In re: The Barbara H. McNamara Family Trust of 1986, by Barbara H. McNamara, deceased

Notice is hereby given to the creditors and contingent creditors of the above-named Decedent that all persons having claims against the Decedent are required to file them with the Superior Court, at 111 North Hill Street, Los Angeles, CA 90012, and mail or deliver a copy to Donovan Brown, as Trustee of the Barbara H. McNamara Family Trust of 1986, of which the Decedent was the settlor, C/O Philip McCarthy at 1536 West 25th Street #418, San Pedro, California 90732, within the later of 4 months after 4/30/26 or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code §19103. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. DATE: April 25, 2026

/s/ Philip McCarthy 1536 West 25th Street #418 San Pedro, CA 90732

4/30, 5/7, 5/14/26

DC-4038675#

PUBLIC AUCTION/SALES**NOTICE OF LIEN SALE STORQUEST SELF STORAGE**

Notice is hereby given STORQUEST SELF STORAGE will sell at public sale by competitive bidding the Personal property of

Alfonso Rubio
Mila Heather Hernandez
Larry Salazar
Igor Chak
Noelle Camacho
Property to be sold: misc. household goods, furniture, clothes, tools, toys, boxes, and contents. Auction Company: www.storage-treasures.com. The sale will end at 10:00 AM on May 29th, 2026 at the property where said property has been stored which is located at 11115 Laurel Canyon Blvd. San Fernando, CA 91340. Goods must be paid in CASH and removed at time of sale. Sale is subject to cancellation in the event of Settlement between owner and obligated party. 5/14, 5/21/26

DC-4043667#

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 28th day of May 2026. 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:

Layloni Bailey
Ameer-Hasaan Walton
BA Inc
Robert Shaun Villavicencio
Brandon Theaatt
Thibault Prat
Mark Irvin Blankenship
Vantrell Leslie
Omar Reader
Steven Lassiter
Kenneth Hill
1000 West 6th Street Partners LLC
Dated 5/12/2026 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 5/14, 5/21/26

DC-4043187#

LIEN NOTICE OF AUCTION SELF-STORAGE LIEN

In accordance with the provisions of the California Self-Service Storage Facility Act. Business and Professions Code, Sections 21700-21716, there being due and unpaid rent, storage charges, fees and cost, notice is hereby given that the goods which are stored at Saf Keep Storage will be sold by lot and public auction, at 4996 Melrose Ave. Los

Angeles CA 90029, by James O'Brien. This sale will take place on **Thursday May 28, 2026 @ 7:30 A.M.** and any other 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 chairs, televisions, mattress, spring, coffee table, dresser, patio furniture, BBQ, pictures, boxes, chest drawers, desk, stools, computer equipment, desk chair, sofa, office equipment, copier, files, suitcases, lamps, nightstand, auto parts, construction equipment, tools, vacuum, toys, clothing, suitcases, chairs, televisions, bookcase, end tables, misc. bags and miscellaneous items.

NAMES

Kelly Tao
Salvatore Iorio
Jacqueline Moreno
Wilian Valenzuela
Jaylin Erath
Adia Thomas
AUCTIONEER: JAMES O'BRIEN O'BRIENS
AUCTION AND VEHICLE LIEN
CA BOND #158525941
909-681-4113
5/14, 5/21/26

DC-4041760#

10261 Glenoaks Blvd Pacoima, CA 91331 (818) 383-2470 on 05/27/2026 @ 2:00pm

Anita Cuevas
Gladys Estrada
Roxanne Denise Mays
Eric Ornelas
omar hernandez
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/14/26

DC-4041746#

STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 6880 Troost Ave, North Hollywood Cal 91605 747-248-4488 May 27th, 2026, 2:00 PM Jason Ramos

Laila Smith-France
Amir Terry
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 5/14/26

DC-4041364#

Notice is hereby given pursuant to sections 3071 and 3072 of the Civil Code of the State of California, the undersigned will sell the following vehicles at lien sale at said address(es) at said time(s) on: Thursday, May 28, 2026

To wit:
YEAR MAKE VIN LICENSE STATE
20 ALFA ZARFAMB N6L7E25463 9EZ871 CA

14 BMW WBA3C1C54EK105103 8DBZ741 CA
19 JEEP 1C4PJLC8KD173657
18 TOYT 4T1B11HK0JU139102 9HME716 CA

To be sold by: MR 'C' TOWING, 4421 MASON ST, SOUTH GATE, LOS ANGELES COUNTY, CA 90280 (10:00 AM)

YEAR MAKE VIN LICENSE STATE
17 FOR 3FA6P0H70HR382989 869BBPB TN

To be sold by: MR "C" TOWING, 6105 MAYWOOD AVE, HUNTINGTON PARK, Los Angeles COUNTY, CA 90255 (10:00 AM)

Said sale is for the purpose of satisfying lien of the abovesigned for towing, storage, labor, materials and lien charges, together with costs of advertising, and expenses of sale.

Clear Choice Lien Service, Inc.
P.O. Box 159009
San Diego, CA 92175
5/14/26

DC-4041352#

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

Carrie Mead,
Ayisha Harris
Property to be sold misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 11:00 am on May 22, 2026 at the property where said property has been stored and which is located at StorQuest Self Storage 2545 W. 190th St, Torrance CA 90504. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

to cancellation in the event of settlement between owner and obligated party. Please publish my ads on Thursday, May 7, 2026 and Thursday, MAY 14, 2026 5/7, 5/14/26

DC-4041351#

NOTICE

NOTICE IS HEREBY GIVEN pursuant to section 3051 and 3052 of the civil code of the state of California, the undersigned, U-Lock Storage located at 761 S. Normandie Ave, Los Angeles, CA 90005 will sell at public auction to the highest bidder on the following date: May 21, 2026 at 10:00AM. Said sale is for the purpose of satisfying lien of the undersigned for storage fees together with costs of advertising and expenses of sale. Sale will be conducted by American Auctioneers The following described property to wit:

Full Name, Size, Unit #
Aleman, Liseth 5x10, F411
Alexander, Naquan 4x5, F651
Borjas, Cynthia 8x10, F432
Chavez, Jessica 5x8, R431
Cruz, Jaime 11x15, F237
Cruz, Jaime 5x6, F409
Fleming, Lexus 4x5, F439
Fletcher, Tiffany 5x6, R522
Forehand, Chase 4x5, R529
Hernandez, Ivan 7x12, 187
Hume, Mayden 5x8, F335
Jaeger, Judah 5x10, FF412
Kang, Chansue 4x5, F541
Kemp, Drake 5x10, R466
Kliman, Luisa 5x10, R548
Lara, Sonia 5x6, F511
Lopez, Lilian 15x22, R258
McLean, Michele 10x10, R666
Mishina, Yulia 5x8, R455
Murtha, Shawn 5x6, R542
Nufio, Maria 4x5x4, 125
Ok, Seung Chan 5x8, F454
Perez, Eleazar 5x8, F546
Ramirez, Anthony 4x5, F528
Ramos, Ofelia 5x8, F546
Salvatierra, Alicia 4x5x4, 115
Sanchez, Blanca 8x10, R229
Sanchez, Eli 5x6, R232T
Sanchez, Eli 4x5x, F203B
Santrosia, Artem 4x5x4, F204T
Silvia, Shirley 5x8, R252
Wilson, Steve 5x13, R504
Woodley, Keith 8x20, R241
Yah, Fadiid 8x12, F346
5/7, 5/14/26

DC-4040980#

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

-Trever Zanders
-ANNA CARTER
- Sean Davis
-Mariangela Yount
-Dianarose Henderson
-Ken Huerta

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 10am May 22th, 2026 at the property where said property has been stored and which is located at StorQuest Self Storage 20428 Earl Street, Torrance CA 90503. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 5/7, 5/14/26

DC-4040359#

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

Fidelia Rico
Hamed Shirmohammadi
Daisy Torres
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale will end on May 22, 2026, at 10:00am at the property where said property has been stored and which is located at StorQuest Self Storage 2222 N. Figueroa St. Los Angeles, CA 90065. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party --

5/7, 5/14/26

DC-4039934#

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

- LaMeca Simmons
- LaMeca Simmons
- Norberto Lopez
- Nano Monge
- Mary Thomas
- Christopher Elizalde
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 10am May 22nd, 2026 at the property where said property has been stored and which is located at StorQuest Self Storage 2545 W. 190th St, Torrance CA 90504. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

party.
5/7, 5/14/26**DC-4039852#**

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of: Kimberly Massengale, Arion Bolden, Kimberly Massengale, Jose Angelo, Kimberly Massengale, Marcellous Knight, Brandon Sullivan, Nadine Moore, Michael Watkins, Timothy Randolph, Yokeena Jamar, Frantz Davis, English Von Andre Cleveland, Adaline Tatum, 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 11:00 am on May 22, 2026, at the property where said property has been stored and which is located at StorQuest Self Storage 3707 South Hill St. Los Angeles, CA 90007. 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.
5/7, 5/14/26

DC-4039546#

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property belonging to those individuals listed below at the location indicated:
11423 Vanowen St., North Hollywood, CA, 91605 On MAY 27th 2026 at 11:00 AM
Alexander Andrade
Mario Valle Gutierrez
William Pineda
XVI XVII LLC
Jonathan Schwartz
Allen Henry
Paul Husband
The auction will be listed and advertised on www.storageTreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
5/14/26

DC-4039525#

Notice is hereby by given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:
Shara Samano
Sam Holm
Luis Enrique Cabrera
Hollie Tucker
Manuel Castillo
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 11:00AM on May 22nd, 2025 at the property where said property has been stored and which is located at StorQuest Self Storage 10321 National Blvd, Los Angeles, CA 90034. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
5/7, 5/14/26

DC-4038296#

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

- Montayleray Harbin
- Laquith Freeman
- Lynne Robinson
- Candance Hancock
- Victoria Montana
- Dionte Gray
- Brett Walker
- Marc Buxton
- Darien Daniel

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 on May 22, 2026** at the property where said property has been stored and which is located at StorQuest Self Storage 12821 W. Jefferson Blvd. Los Angeles, CA 90066. Goods must be paid in cash and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
5/7, 5/14/26

DC-4037401#

Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on **Wednesday May 27, 2026** at 3:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.StorageTreasures.com.
Estrella Regacho Daclan
Tanya Marie Hernandez
Brandon Bryan Castro
Myra Angelica Martinez
Michael Lucio
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.StorageTreasures.com. Dated this May 14, 2026 by Power Self Storage, 16408

E Gale Ave, City of Industry, CA, 91745
(626) 330-3554
5/14/26**DC-4036995#**

Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on **Wednesday May 27, 2026** at 5:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.StorageTreasures.com.
Raymond Smith
Dante Bumphus
Joseph Savea
Jessica Rocio Osnaya
Marco Zarate
Anika Clark
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.StorageTreasures.com. Dated this May 14, 2026 by 710 Del Amo Self Storage & RV, 20321 S. Susana Rd, Rancho Dominguez, CA, 90221 (310) 763-8800
5/14/26

DC-4036994#

Notice of Public Sale
Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on **Wednesday May 27, 2026** at 1:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items will be sold: The sale will take place online at www.StorageTreasures.com.
Mary Anne Medina
Karen Bullock
Julissa Sanchez Lopez
Lino Brenes Arreola
All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.StorageTreasures.com. Dated this May 14, 2026 by StorAmerica - El Monte, 3830 N Santa Anita Ave, El Monte, CA, 91731 (626) 444-5439
5/14/26

DC-4036993#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000010675445 Title Order No.: 260001576 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/02/2025. 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. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/07/2025 as Instrument No. 20250010380 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: MJD INVESTMENT CORP. A CALIFORNIA CORPORATION, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/ CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 06/15/2026 TIME OF SALE: 11:00 AM PLACE OF SALE: AT THE COURTYARD LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 822 N GAGE AVE, LOS ANGELES, CALIFORNIA 90063 APN#: 5230-008-007 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 \$619,982.10. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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

5/14, 5/21, 5/28/26

DC-4042328#

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 in 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010675445. 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 may 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010675445 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Cent, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 05/01/2026 A-4873685 05/14/2026, 05/21/2026, 05/28/2026
5/14, 5/21, 5/28/26

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 25-00358-2CTT Loan No: 530 6th Street, LLC APN 5144-004-012 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 25, 2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 3, 2026, at 11:00 AM, at the Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766, CHICAGO TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 30, 2013, as Instrument No. 20130643373 of official records in the office of the Recorder of Los Angeles County, CA, executed by: 530 8TH STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor (the "Trustor"), in favor of CATHAY BANK, a California Banking Corp., as Beneficiary (the "Beneficiary"), and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in that County,

California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "REAL PROPERTY"). 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 mortgages, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 25-00358-2CTT. 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. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary, which property is more particularly described in Exhibit "B" attached hereto and made a part hereof. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at 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. 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 real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 530 W. 6th Street, Los Angeles, CA. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$17,876,771.35 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: May 5, 2026 CHICAGO TITLE COMPANY, TRUSTEE 25-00358-2CTT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Lindsay Lopez, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON

LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 EXHIBIT "A" THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1: LOTS 1 AND 2 OF TRACT NO. 667, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGES 30 AND 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH THE WESTERLY 18 FEET OF LOT "C" OF THE SUBDIVISION OF LOTS 4, 5, 9 AND 10 IN BLOCK 20 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 43 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: AN EASEMENT FOR PRIVATE ALLEY PURPOSES OVER THE SOUTHERLY 15 FEET OF LOTS "C", "D", "E", AND "F" OF THE SUBDIVISION OF LOTS 4, 5, 9 AND 10 IN BLOCK 20, ORD'S SURVEY, AS PER MAP RECORDED IN BOOK 3, PAGE 43 OF MISCELLANEOUS RECORDS. EXCEPT THEREFROM THE WESTERLY 18 FEET OF SAID LOT "C". EXHIBIT "B" The words "Personal Property" mean all equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums, general intangibles and accounts proceeds) from any sale of other disposition of the Property. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANINGS THOSE IN THE DEED, SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY/OR ANY OTHER LOAN DOCUMENTS. A-4874315 05/14/2026, 05/21/2026, 05/28/2026
5/14, 5/21, 5/28/26

DC-4042327#

APN: 6018-014-003 T.S. No. NR-53897-CA U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT NOTICE OF DEFAULT AND FORECLOSURE SALE. Recorded in accordance with 12 USCA 3764 (c) WHEREAS, on 8/12/2004, a certain Deed of Trust was executed by GLADYS W. WHITE, A WIDOW as trustor in favor of FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDY MAC BANK, F.S.B. as beneficiary, and FIDELITY NATIONAL TITLE, CA as trustee, and was recorded on 8/18/2004, as Instrument No. 04 2128253, in Book XX, Page XX, in the Office of the County Recorder of Los Angeles County, California; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 10/5/2007, recorded on 10/16/2007, as instrument number 20072360778, book XX, page XX, in the Office of the County Recorder, Los Angeles County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 4/15/2026, was not made due to a borrower dies and the property is not the principal residence of at least one surviving borrower and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 4/15/2026 is \$639,007.15; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Nationwide Reconveyance, LLC as Foreclosure Commissioner, recorded on 4/20/2017 as instrument number 20170435190, book XX, page XX notice is hereby given that on 6/11/2026 at 11:00 AM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: LOT 3 IN BLOCK 11 OF TRACT NO. 6757, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76, PAGE(S) 35 TO 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Commonly known as: 7410 SOUTH HARVARD BOULEVARD, LOS ANGELES, CA90047 The sale will be held IN THE COURTYARD

OF THE CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766. The Secretary of Housing and Urban Development will bid an estimate of \$648,534.87. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$64,853.49 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$64,853.49 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$648,534.87, as of 6/10/2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. NOTICE TO POTENTIAL BIDDERS: Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs. Date: 5/7/2026 By: Rhonda Rorie, rr@nationwidereconveyance.com Nationwide Reconveyance, LLC U.S. Dept. of HUD Foreclosure Commissioner 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 (858) 201-3590 Fax (858) 348-4976 (TS# NR-53897-CA SDI-37255) 5/14, 5/21, 5/28/26

DC-4042304#

NOTICE OF TRUSTEE'S SALE File No.: 24-244933 A.P.N.: 2180-019-005.

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

Property Address.: 3855 CORBIN AVE, TARZANA, CA 91356. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 18, 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): ALEJANDRA HERNANDEZ A SINGLE WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid And Crane, LLP DEED OF TRUST Recorded on September 21, 2023 at Instrument No 20230634285 of Official Records in the office of the Recorder of LOS ANGELES County, California Sale Date: 6/12/2026 Sale Time: 11:00 AM Sale Location: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$2,595,771.08 (Estimated) Street Address or other common designation of real property: 3855 CORBIN AVE., TARZANA, CA 91356. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. 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 BIDDER(S): 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(S): 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 (866-684-2727) or visit the website <http://www.servicelinkkasap.com>, using the file number assigned to this case 24-244933. 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(S): Effective

January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkkasap.com>, using the file number assigned to this case 24-244933 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. Robertson, Anschutz, Schneid And Crane, LLP Date: 4/30/2026 By: Christine McPhatter Authorized Signatory 13010 Morris Road, Suite 450 Alhambra, CA 91004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKKASAP.COM](http://WWW.SERVICELINKKASAP.COM) FOR A U T O M A T E D S A L E S INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A LOT 34 OF TRACT NO. 30845, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 828, PAGES 1 THROUGH 16 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM ALL MINERALS, INCLUDING WITHOUT LIMITATION OF ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES OF WHATSOEVER KIND AND NATURE LYING IN AND UNDER OR WHICH MAY BE PRODUCED, SAVED, REMOVED OR EXTRACTED FROM SAID REAL PROPERTY; GRANTOR, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE PERPETUAL RIGHT TO ENTER INTO THE SUB-SURFACED SAID REAL PROPERTY TO PRODUCE, SAVE, REMOVE OR EXTRACT SUCH MINERALS. HUT SHALL NOT HAVE THE RIGHT TO ENTER UPON THE SURFACE OR WITHIN FIVE HUNDRED FEET (500') OF THE NATURAL SURFACE OF SAID REAL PROPERTY SO TO DO, AS PROVIDED IN DEEDS RECORDED MARCH 24, 1967 AS INSTRUMENT NOS. 1067 AND 1068, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM ONE-HALF OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW THE DEPTH OF 500 FEET, WITH NO RIGHT TO SURFACE THEREON, TOGETHER WITH ONE-HALF OF ALL RENTS, ISSUES, AND PROFITS THEREFROM WHICH THE GRANTORS RESERVED UNTO THEMSELVES, PROVIDED THAT GRANTORS, ITS SUCCESSORS AND ASSIGNS, AND GRANTEE, A-4873283 05/14/2026, 05/21/2026, 05/28/2026 5/14, 5/21, 5/28/26

DC-4042126#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1024932-AB Order No.: FIN-25014528 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/4/2018. 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. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, 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 duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as

provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Hayk Levoni Mkheyian, a single man Recorded: 5/14/2018 as Instrument No. 20180471549 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 6/11/2026 at 09:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$589,395.03 The purported property address is: 8054 LE BERTHON STREET, SUNLAND, CA 91040 Assessor's Parcel No. : 2551-039-023 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1024932-AB. 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 866-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1024932-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1024932-AB and call (866) 645-7711 or login to: [qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information \(CCC 2924m\(e\)\): \(866\) 645-7711 Reinstatement or Payoff Lien: \(866\) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1024932-AB IDSPub #0314763 5/14/2026 5/21/2026 5/28/2026 5/14, 5/21, 5/28/26](http://www.</p>
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DC-4041637#

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 2640065CAD TS No: A25-02077 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 07/17/2024. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 07/18/2024 as instrument number 20240474489 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 7/9/2025 as instrument number 20250459894 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/6/1998 as instrument number 98-206394, WILL SELL on 06/04/2026, 10:00 A.M., in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: Sarita Dery, An Unmarried Woman. The property address and other common designation, if any, of the real property is purported to be: 5224 Yarmouth Avenue, Unit 3, Van Nuys, CA 91316, APN 2162-015-079. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$35,080.32. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. If you have previously received a

discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the trustee may require equity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. If requested, that information must be provided to the trustee before a trustee's deed upon sale will be issued. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/irre-faqs#D_5 and <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers>. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: 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 this 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: A25-02077. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case A25-02077 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sale Officer Dated: 05/01/2026 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. DC0488774 To: DAILY COMMERCE

05/07/2026, 05/14/2026, 05/21/2026 5/7, 5/14, 5/21/26

DC-4041153#

Trustee Sale No. 189555 Title No. 95532800-55 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/23/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06/11/2026 at 9:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/29/2023, as Instrument No. 20230197218, in book xx, page xx, of Official Records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA, executed by TOLABUS STEIN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, 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), VINEYARD BALLROOM DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 5501-002-007 The street address and other common designation, if any, of the real property described above is purported to be: 305 N WESTMORELAND AVE, LOS ANGELES, CA 90004. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$803,523.52 IF THE TRUSTEE IS UNABLE TO CONVEY TITLE FOR ANY REASON, THE SUCCESSFUL BIDDER'S SOLE AND EXCLUSIVE REMEDY SHALL BE THE RETURN OF MONIES PAID TO THE TRUSTEE, AND THE SUCCESSFUL BIDDER SHALL HAVE NO FURTHER RECOURSE. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Trustee Sale No. 189555 Title No. 95532800-55 Dated: 4/29/2026 PRIME RECON LLC By: Josh Bermudez, Authorized Signer PRIME RECON LLC 27368 VIA INDUSTRIA, STE 201 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://SALESINFORMATION.PRIME-RECON.COM) 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) 901-0998 for information regarding the trustee's sale or visit this internet website - [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://SALESINFORMATION.PRIME-RECON.COM) - for information regarding the sale of this property, using the file number assigned to this case: TS#189555. 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

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) 901-0998 for information regarding the trustee's sale, or visit this internet website [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://SALESINFORMATION.PRIME-RECON.COM) for information regarding the sale of this property, using the file number assigned to this case TS#189555 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 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Trust Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date trust agreement executed Revocability Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique identification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details DC0488656 To: DAILY COMMERCE 05/07/2026, 05/14/2026, 05/21/2026 5/7, 5/14, 5/21/26

DC-4041020#

T.S. No.: 2026-0103 Loan No.: ALTO CEDRO APN: 4388-016-030 Property Address: 9031 Alto Cedro Dr, Beverly Hills, CA 90210 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/21/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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: Mountainfield P01, LLC, a California Limited Liability Company Duly Appointed Trustee: Western Fidelity Trustees Recorded 12/21/2023 as Instrument No. 2023-0899677 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/28/2026 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: \$3,014,348.70 Street Address or other common designation of real property: 9031 Alto Cedro Dr Beverly Hills, CA 90210 A.P.N.: 4388-016-030 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rrr-faqs#D_5 **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 2026-0103. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective 1/1/2021 you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com using the file number assigned to this case, 2026-0103 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: 4/30/2026 Western Fidelity Trustees 1222 Crenshaw Blvd., SUITE B Torrance, California 90501 (310)212-0700 Kathleen Herrera, Trustee Officer DC0488725 To: DAILY COMMERCE 05/07/2026, 05/14/2026, 05/21/2026 5/7, 5/14, 5/21/26

DC-4040911#

T.S. No.: 2601230076 Notice of Trustee's Sale Loan No.: 31137 Order No. 95533133 APN: 6017-017-013;7210-021-016 Property Address: 1848 W. 76th St. Los Angeles, CA 90047 and 2069 Lewis Ave Long Beach, CA 90806 You Are In Default Under A Deed Of Trust Dated 3/4/2024. 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: Delory R. Barnes, a single man Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 3/19/2024 as Instrument No. 20240178635 in book N/A, page N/A of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/28/2026 at 11:00 AM Place of Sale: in the courtyard of the Civic Center Plaza 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$935,886.88 Street Address or other common designation of real property: 1848 W. 76th St.

Los Angeles, CA 90047 and 2069 Lewis Ave Long Beach, CA 90806 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 2601230076. 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 2601230076 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rrr-faqs#D_5 Date: 4/30/2026 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Max Newman, Trustee Sale Officer Exhibit "A" Legal Description Parcel 1: Lot 17 In Block 17 Of Tract 5107, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 54, Pages 67 To 70 Inclusive Of Maps, In The Office Of The County Recorder Of Los Angeles County, California. Parcel 2: Lot 15 In Block "A" Of Palm Place, In The City Of Long Beach, County Of Los Angeles, State Of California, As Per Map Recorded In Book 11 Page 125 Of Maps, In The Office Of The County Recorder Of Said County. 5/7, 5/14, 5/21/26

DC-4040431#

T.S. No.: 241008664 Notice of Trustee's Sale Loan No.: 2823-1127 Order No. 95530223 APN: 4370-014-025; 4370-013-036 Property Address: 1811 Bel Air Road Los Angeles, CA 90077; 1935 E 7th Street, Los Angeles, CA 90021 You Are In Default Under A Deed Of Trust Dated 10/17/2023. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **No cashier's checks older than 60 days from the day of sale will be accepted.** Trustor: Jamie Mazur, a single man Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 10/30/2023 as Instrument No. 20230741554 in book N/A, page N/A, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/28/2026 at 11:00 AM Place of Sale: in the courtyard of the Civic Center Plaza 400

Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$833,473.00 Street Address or other common designation of real property: 1811 Bel Air Road Los Angeles, CA 90077; 1935 E 7th Street, Los Angeles, CA 90021 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 241008664. 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 241008664 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rrr-faqs#D_5 Date: 5/1/2026 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Max Newman, Trustee Sale Officer Exhibit "A" Legal Description Parcel 1: That Portion Of Lot 6 Of Tract No. 10798, In The City Of Los Angeles, County Of Los Angeles, State Of California, As Per Map Recorded In Book 377 Pages 36 And 37 Of Maps,

In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At The Most Westerly Corner Of Said Lot 6; Thence North 89° 55' 46" East Along The Northerly Line Of Said Lot, 1.05 Feet; Thence South 18° 21' 48" East Parallel With The Westerly Line Of Said Lot 263.24 Feet; Thence North 61° 40' 00" East, 94.96 Feet, More Or Less, To A Point In The Easterly Line Of Said Lot, Said Easterly Line Also Being The Westerly Line Of Bel-Air Road 32 Feet In Width, Said Point Being Distant Northerly 88.82 Feet Measured Along A Curve Concave Easterly, Having A Radius Of 89 Feet, From The Southeast Corner Of Said Lot; Thence Southerly Along Said Curve 88.82 Feet To Said Southeast Corner; Thence South 66° 07' 18" West Along The Southerly Line Of Said Lot, 139.21 Feet To The Southwest Corner Of Said Lot; Thence North 18° 21' 48" West Along The Westerly Line Of Said Lot, 333.42 Feet To The Point Of Beginning. Parcel 2: That Portion Of Lot 7 Of Tract 15024, As Per Map Recorded In Book 394 Pages 47 And 48 Of Maps, In The Office Of The County Recorder Of Said County, Described As Follows: Beginning At A Point In The Southerly Line Of Said Lot 7 Distant Thereon South 89° 55' 46" West 20.39 Feet From The Southeast Corner Of Said Lot; Thence North 11° 08' 37" East 101.75 Feet; Thence South 78° 51' 14" West, 519.55 Feet, More Or Less To The Angle Point In Said Southerly Line, Said Angle Point Being The Westerly Terminus Of That Certain Course Shown On Map Of Said Tract No. 15024 As "North 89° 55' 46" East 510.48 Feet"; Thence North 89° 55' 46" East Along Said Southerly Line 490.09 Feet To The Point Of Beginning. 5/7, 5/14, 5/21/26

DC-4040203#

Title Order No.: LTTSG2600191 Trustee Sale No.: 88701 Loan No.: 2023-001 APN: 2023-008-026, 2023-008-022 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/12/2023. 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 5/27/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/21/2023 as Instrument No. 20230259564 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: SURJIT SINGH MULTANI AND AMRITA MULTANI, AND B AND R REAL ESTATE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor BHUPINDER S. MAC TRUST, 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: PARCEL 1: LOT 266 TRACT NO. 8197, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGE(S) 65 AND 66 OF MAPS IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY. APN: 2023-008-022 PARCEL 2: LOTS 267 AND 268 OF TRACT NO. 8197, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 96, PAGES 65 AND 66 OF MAPS, IN THE OFFICE OF SAID COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE EAST 3 INCHES OF SAID LOT 268. APN: 2023-008-026. 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: 22009 AND 22017 SHERMAN WAY (CANOGA PARK AREA), LOS ANGELES, CA. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,509,298.01 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of

(417) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 4/29/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rre-faqs#d5> 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.# 88701. 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 88701 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation

and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property. Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. 5/7, 5/14, 5/21/26

DC-4040194#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-26021503 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/8/2022. 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. 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 29249 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-RCS-26021503. 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 May 27, 2026, 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 DAN CONSTANTINESCU, AN UNMARRIED MAN AND LUTZI ELISABETH ISABELLA LUTJHE, AN UNMARRIED WOMAN; AS JOINT TENANTS, as TruStors, recorded on 1/11/2022, as Instrument No. 20220040919, 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. 4245-018-027 LOT 27 OF TRACT NO. 7271, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 79, PAGE 8 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 12931 MCCUNE AVE, LOS ANGELES, CA 90066. 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 \$1,656,020.71. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-26021503 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 Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to 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: 4/29/2026 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4873605 05/07/2026, 05/14/2026, 05/21/2026 5/7, 5/14, 5/21/26

DC-4039803#

T.S. No.: 25-17392 Loan No.: **7307 APN: 2042-013-055 Order Number: 2733741CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED 6/18/2024. 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 6/3/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING dated 6/18/2024 ("Deed of Trust") recorded on 6/21/2024, as Instrument No. 20240405736, of Official Records in the Office of the Recorder of Los Angeles County, California,

executed by Mag43 LLC, A California Limited Liability Company ("Trustor"), as trustor, to secure obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR CITADEL SERVICING CORPORATION DBA ACRA LENDING, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS , as beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 , all right, title and interest conveyed to and now held by it under the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING in the property situated in said County, California, describing the land therein: 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: 23103 LEONORA DRIVE, Woodland Hills, California 91367 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, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING , with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING , at the time of the initial publication of this Notice of Trustee's Sale reasonably (Estimated as of 4/30/2026) \$1,663,613.62. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1) (B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING . The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING and security for the trustee's obligation as described in the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING . No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by

contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 25-17392. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. Date: 4/27/2026 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 lleanna Petersen, Commercial Trustee Sale Officer PPP #26-004612 5/7, 5/14, 5/21/26

DC-4039608#

Title Order No.: LTTSG2501428 Trustee Sale No.: 88637 Loan No.: 399497394 APN: 2241-017-006 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/1/2024 . 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 5/27/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/6/2024 as Instrument No. 20240081992 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 14822 DELANO ST., LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor SPREO CAPITAL MANAGER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: THE EASTERLY 50 FEET OF LOT 10 IN BLOCK 61 OF TRACT NO. 1200, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19 PAGE 35 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: 14822 DELANO STREET VAN NUYS, CA 91411 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE, 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808.". The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,951,759.15 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real

property is located and more than three months have elapsed since such recordation. DATE: 4/29/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rre-faqs#d5> 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.# 88637. 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 88637 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.

5/7, 5/14, 5/21/26

DC-4039603#

NOTICE OF TRUSTEE'S SALE TS No. CA-23-967576-CL Order No.: FIN-23006552 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/12/2022. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Amir Shaheed-Edwards, as Trustee of the Aetna Trust dated June 18, 2021 Recorded: 2/22/2022 as Instrument No. 20220204890 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 5/28/2026 at 09:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$1,204,014.67 The purported property address is: 24221 AETNA ST, WOODLAND HILLS, CA 91367 Assessor's Parcel No. : 2045-001-027 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Lot 66 of Tract No. 27709, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in Book 709, Page(s) 82 to 85 of Maps, in the Office of the County Recorder of said County. Except an undivided one-half interest in and to all oil, gas, and minerals underlying said land, as reserved in the Deed from N. A. Ross Jr., recorded July 24, 1952 as Instrument No. 1212, in Book 39448 Page 195, Official Records. Also except an undivided one-fourth interest in and to all oil, gas and other hydrocarbon substances and minerals in and under said land without the right to enter within 300 feet of the property line, possess or use any part of the surface of said land above a depth of 500 feet below the surface for the purpose of prospecting or exploring for oil, gas or other hydrocarbon substances and minerals in and under said land, as reserved by N. J. Blumberg and Vera F. Blumberg, husband and wife, an undivided four-fifths interest and Lewis Fox Blumberg and Milda Blumberg, husband and wife, an undivided one-fifth interest, in Deed recorded June 23, 1960 as Instrument No. 254, in Book D887 Page 402, Official Records. All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being

auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-967576-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-967576-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-967576-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to

SERVICE CORPORATION TS No. CA-23-967576-CL IDSPub #0314644 5/7/2026 5/14/2026 5/21/2026 5/7, 5/14, 5/21/26

DC-4039598#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1005835-CL Order No.: CTT25014817 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/20/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Carter Gaffney, a single man Recorded: 3/27/2020 as Instrument No. 20200357923 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 5/28/2026 at 09:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$1,078,745.31 The purported property address is: 3962 MCLAUGHLIN AVE, LOS ANGELES, CA 90066 Assessor's Parcel No. : 4214-014-012 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1005835-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to

this foreclosure by the Trustee: CA-25-1005835-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1005835-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1005835-CL IDSPub #0314652 5/7/2026 5/14/2026 5/21/2026 5/7, 5/14, 5/21/26

DC-4039596#

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST T.S. No.: 26-0124 Lender No.: 1775 BLOTT, LLC Other: 2761031CAD APN: 4261-019-006 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/29/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Law Offices of Richard G. Wilkin APC, as trustee, or successor trustee, or substituted trustee, or as agent for the trustee, pursuant to the Deed of Trust executed by 1775 Bloitt, LLC, a California limited liability company recorded 10/08/2020 as Instrument No. 20201246485 in book n.a., page n.a. of Official Records in the Office of the County Recorder of Los Angeles County, State of California and pursuant to the Notice of Default and Election to Sell thereunder recorded 01/29/2026, as Instrument No. 20260069381 of said Official Records, WILL SELL ON 05/21/2026 at 10:00 AM in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described: as more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 1775 Beloit Avenue, Los Angeles, CA 90025. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the

Notice of Sale is: \$19,408,874.87 *The actual opening bid may be more or less than this amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust including advances authorized thereunder and also including, without way of limitation, the unpaid principal balance of the Note secured by said Deed of Trust together with interest thereon as provided in said Note, plus the fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. FOR SALES INFORMATION AND STATUS 24 HOURS A DAY, SEVEN DAYS A WEEK, GO TO: WWW.NATIONWIDESTOPPING.COM OR CALL (916) 939-0772. ADDITIONAL INFORMATION, DISCLOSURES AND CONDITIONS OF SALE:** (1) At the time of sale, the opening bid by the beneficiary may not represent a full credit bid. The beneficiary reserves the right, during the auction, to increase its credit bid incrementally up to a full credit bid. The beneficiary may also bid over and above its credit bid with cash, cashier's checks or cash equivalents. (2) The Trustee's Deed Upon Sale (TDUS) will not be issued to the successful bidder until the bidder's payment has been deposited in the trustee's bank and cleared (all holds released). The bidder may have to take additional actions as required by trustee's bank in order to facilitate the deposit and clearance of bidder's funds. (3) If, prior to the issuance of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may decline to issue the TDUS and return the bidder's funds, without interest. If, subsequent to the issuances of the TDUS, the trustee shall become aware of any deficiency in the foreclosure process, or if the trustee becomes aware of any bankruptcy or other legal issue affecting the validity of the foreclosure sale, then, after consultation with its attorneys, the trustee, in its sole discretion, may rescind the TDUS pursuant to Civil Code Section 1058.5(b) and return the bidder's funds, without interest. (4) When conducted, the foreclosure sale is not final until the auctioneer states "sold". Any time prior thereto, the sale may be canceled or postponed at the discretion of the trustee or the beneficiary. A bid by the beneficiary may not result in a sale of the property. All bids placed by the auctioneer are on behalf of the seller/beneficiary. (5) NEW – SEVERAL CITIES IN CALIFORNIA, INCLUDING THE CITY OF LOS ANGELES (GOOGLE "MEASURE ULA"), HAVE IMPOSED VERY LARGE, NEW TRANSFER TAXES ON SALES OF CERTAIN HIGH VALUE PROPERTIES. THESE TAXES CAN AMOUNT TO HUNDREDS OF THOUSANDS OF DOLLARS OR EVEN MORE. AS A CONDITION OF THIS SALE, THESE TAXES WILL NOT BE PAID BY THE FORECLOSING LENDER NOR BY THE FORECLOSURE TRUSTEE. THESE TAXES, IF AND WHEN CHARGED, ARE THE RESPONSIBILITY OF THE SUCCESSFUL PURCHASER AT THE FORECLOSURE SALE. This communication may be considered as being from a debt collector. To the extent that your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party may retain rights under its security instrument, including the right to foreclose its lien. See Exhibit "A" Attached EXHIBIT "A" PERSONAL PROPERTY The foreclosing beneficiary reserves the right to include all, some or none of the below described personal property in the sale of the real property pursuant to California Commercial Code Section 9604(a)(1)(B). The inclusion the personal property in this Notice of Sale is made under the conditions set forth in California Civil Code section 2924f(b)(9) which reads in pertinent part: "Inclusion of a reference to or a description of personal property or fixtures in a notice of sale hereunder shall not constitute an election by the secured party to conduct a unified sale pursuant to subparagraph (B) of paragraph (1) of subdivision (a) of

Section 9604 of the Commercial Code, shall not obligate the secured party to conduct a unified sale pursuant to subparagraph (B) of paragraph (1) of subdivision (a) of Section 9604 of the Commercial Code, and in no way shall render defective or noncomplying either that notice or a sale pursuant to that notice by reason of the fact that the sale includes none or less than all of the personal property or fixtures referred to or described in the notice." 1. Description of Property: All right, title, interest, and remedies of Debtor with respect to the following, whether now owned or held or hereafter acquired, and wherever located: A. All personal property located on the real property bearing the Assessor's Parcel Number ("APN") stated hereinabove and commonly known as 1775 Beloit Avenue, Los Angeles, CA 90025 (the "Property"), and used in the operation or occupancy of the Property or in any construction on the Property, including but not limited to all furniture and furnishings, machinery, fixtures, office equipment, machine tools, apparatus, supplies, materials, trade fixtures, building service equipment, boilers, equipment (including without limitation all equipment for the generation or distribution of air, water, heat, electricity, light, fuel or refrigeration, or for ventilating or air conditioning purposes, or for sanitary or drainage purposes, or for the removal of dust, refuse or garbage), partitions, appliances, ranges, refrigerators, cabinets, laundry equipment, radios, televisions, awnings, window shades, venetian blinds, drapes and drapery rods and brackets, screens, carpeting and other floor coverings, lobby furnishings, games and recreational and swimming pool equipment and incinerators, and all vehicles and accessories, tools, appurtenances, dies, jigs, chattels and parts; B. All general intangibles relating to the development or use of the Property, including but not limited to all governmental permits relating to construction on the Property, all names under or by which the Property or any Improvements (as defined below) may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and any goodwill in any way relating to the Property, all intellectual property, (including but not limited to, all patents, trademarks, copyrights, domain names, trade secrets and designs), all telephone and fax numbers or numbers under which the business is presented or advertised to the public, any and all email addresses and domain names, logos and other indicia by which the business makes itself known to the public; C. All water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by the Debtor in common with others, and all documents of membership in any owners or members association or similar group having responsibility for managing or operating any part of the Property; D. All plans and specifications prepared for construction of Improvements on the Property and all studies, data and drawings related thereto, and also all contracts and agreements of Debtor relating to the aforesaid plans and specifications or to the aforesaid studies, data and drawings, or to the construction of Improvements on the Property; E. All sales agreements, deposit receipts, escrow agreements and other ancillary documents and agreements entered into with respect to the sale to any purchasers of any part of the Property or any building or structures on the Property, together with all deposits and other proceeds of the sale thereto; F. All damages, royalties and revenue of every kind, nature and description whatsoever that Debtor may be entitled to receive from any person or entity owning or having or hereafter acquiring a right to the oil, gas or mineral rights and reservations of the Property; G. All substitutions, renewals, improvements, attachments, accessions, additions and replacements to any of the foregoing; H. All of the rents, royalties, profits and income of the Property, and all rights of the Debtor under all present and future leases affecting the Property, including but not limited to any security deposits and all deposits made with or other security given to utility companies by Debtor with respect to the Property and the Improvements, and all advance payments of insurance premiums made by Debtor with respect thereto and all claims or demands with respect to insurance; I. All claims and proceeds arising on account of any damage to or taking of the Property or any Improvements or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property or any Improvements; and J. All collections, proceeds, insurance proceeds and products of any of the foregoing, including without limitation, proceeds of any voluntary or involuntary disposition or claim respecting any part thereof (pursuant to judgment, condemnation award or otherwise) and all documents, instruments, general intangibles, chattel paper and accounts which may arise from the sale or disposition of any of the foregoing, all guaranties of and security for any of the foregoing, and all books and records relating to any of the foregoing. As used

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

herein, "Improvements" shall mean and refer to all present and future structures, buildings, improvements, appurtenances and fixtures of any kind on the Property, including but not limited to all apparatus, equipment and appliances used in connection with the operation or occupancy of the Property, such as heating and air conditioning systems and facilities used to provide any utility services, refrigeration, ventilation, laundry, drying, dishwashing, garbage disposal, recreation or other services on the Property, and all window coverings, drapes and rods, carpeting and floor coverings, it being intended and agreed that all such items will be conclusively considered to be a part of the Property, whether or not attached or affixed to the Property. Date 04/28/2026 Law Offices of Richard G. Witkin APC 5805 Sepulveda Boulevard, Suite 670 Sherman Oaks, California 91411 Phone: (818) 845-4000 By: April Witkin Trustee Officer DC0488570 To: DAILY COMMERCE 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4039055#

Loan No.: Sanders TS no. 2026-11749 APN: 6050-031-011 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/15/2024, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 5/26/2026, at 10:00 AM of said day, in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Eric Sanders, a married man as his sole and separate property recorded on 4/18/2024 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder's Instrument No. 20240255186, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 1/22/2026 as Recorder's Instrument No. 20260050985, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 119, Tract 11872, per Map, Book 256, Pages 44 to 46 inclusive of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 854 East 101st Street, Los Angeles, CA 90002. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$163,611.41. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be

reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5 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's 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 2026-11749. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2026-11749 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 or declaration 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. Dated: April 28, 2026 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com DC0488614 To: DAILY COMMERCE 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4038846#

NOTICE OF TRUSTEE'S SALE TS No. CA-26-1033053-AB Order No.: FIN-26000149 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/2/2023. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): FER Properties, LP, a California Limited Partnership Recorded: 8/7/2023 as Instrument No. 20230519996 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 6/4/2026 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: \$4,547,882.70 The purported property address is: 1324 MONUMENT STREET, PACIFIC PALISADES, CA 90272 Assessor's Parcel No.: 4422-015-020 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO 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 2026-11749 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-26-1033053-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any

reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON Sale information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-26-1033053-AB IDSPub #0314620 5/14/2026 5/21/2026 5/28/2026 5/14, 5/21, 5/28/26

DC-4038831#

NOTICE OF TRUSTEE'S SALE T.S. No.: 3251017321 Title Order No. 95532537 APN: 2257-020-183 Property Address: 5460 White Oak Ave., Unit C312, Encino, CA 91316 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 06/11/2025. 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 05/21/2026 at 10:00 AM in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 06/23/2025 as Instrument No. 20250413932 of Official Records in the Office of the Recorder of Los Angeles County, California, property owned by: LUZ C. PASSALACQUA 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 of 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: In the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: AS MORE FULLY DESCRIBED IN SAID RECORDED NOTICE OF DELINQUENT ASSESSMENT The street address and other common designation, if any of the real property described above is purported to be: 5460 White Oak Ave., Unit C312, Encino, CA 91316 A.P.N.: 2257-020-183 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$30,187.22 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale. The Homeowner's Association, Encino Oaks Homeowners Association, under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. PURSUANT TO CIVIL CODE §5715(b), THIS SALE IS SUBJECT TO A RIGHT OF REDEMPTION WHICH MAY BE EXERCISED ON OR BEFORE THE END OF THE 90TH DAY FOLLOWING THE FORECLOSURE 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5 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 Web site www.nationwideposting.com, using the file number assigned to this case 3251017321. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 3251017321 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. SUNRISE ASSESSMENT SERVICES, INC. IS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Date: 04/24/2026 Sunrise Assessment Services, Inc. 7844 Madison Avenue, Suite 145 Fair Oaks, CA 95628 Phone: (916) 961-0374 Sale Line: (916) 939-0772 Wendy Palacios, Assessment Lien Specialist DC0488539 To: DAILY COMMERCE PUB: 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-403872#

NOTICE OF TRUSTEE'S SALE File No.: 25-367750 A.P.N.: 6033-008-019 Property Address.: 1223 W 81ST ST., LOS ANGELES, CA 90044. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 27, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all

funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): GEORGE WARREN BROWN, III AND BESSIE MAE BROWN, HUSBAND AND WIFE Duly Appointed Trustee: Robertson, Anschutz, Schneid And Crane, LLP DEED OF TRUST Recorded on July 03, 2007 at Instrument No 20071586758 of Official Records in the office of the Recorder of LOS ANGELES County, California Sale Date: 6/5/2026 Sale Time: 11:00 AM Sale Location: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$342,360.42 (Estimated) Street Address or other common designation of real property: 1223 W 81ST., LOS ANGELES, CA 90044. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. 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 BIDDER(S): 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(S): 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-367750. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-367750 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

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

regarding this potential right to purchase. Robertson, Anschutz, Schneid And Crane Date:4/27/2026By: Emma Taylor Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.SERVICELINKASAP.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A LOT 292 OF TRACT NO. 8933, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 147 PAGES 63 TO 65 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THE EASTERLY 20 FEET THEREOF. A-4872898 05/07/2026, 05/14/2026, 05/21/2026 5/7, 5/14, 5/21/26

DC-4038722#

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No.: LTTSG2501348 TS No.: A25-11014 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 09/23/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 09/24/2025 as instrument number 20250659554, and as amended by the Amendment to Lien being recorded concurrently herewith in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 12/15/2025 as instrument number 20250907382 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 9/28/2005 as instrument number 05-2337291, WILL SELL on 05/21/2026, 10:00 A.M. in the Courtyard located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner of said property is: JOHN GRIFF, AN UNMARRIED MAN. The property address and other common designation, if any, of the real property is purported to be: 267 SOUTH SAN PEDRO STREET, UNIT 306, LOS ANGELES, CA 90012, APN 5161-025-073. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$19,051.26. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. THIS

PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. If requested, that information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.fincen.gov/re-faqs#D_5 and https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: 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 this 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: A25-11014. 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. 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 A25-11014 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette. Trustee Sales Officer Dated: 04/22/2026 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. DC0488332 To: DAILY COMMERCE 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4038499#

T.S. No.: 2023-100641 Loan No.: Hendrix/Bohdjxxxx Order No.: 23000500356 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED 1/19/2023. 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, 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, 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: Arshag Bohdjelian, an unmarried man Duly Appointed Trustee: Beacon Default Management, Inc., a California corporation Recorded 1/26/2023, as Instrument No. 20230053678, of Official Records in the office of the Recorder of Los Angeles County, California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: Date of Sale: 5/20/2026 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Said property is being sold for the purpose of paying the obligations secured by said DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, including, without limitation, fees, and expenses of sale. The total amount of the unpaid principal balance, together with reasonably estimated costs, charges, expenses, fees, and advances at the time of the initial publication of the Notice of Trustee's Sale is: \$199,764.57. Street Address or other common designation of real property: 9446 Hendrix Lane North Hills, CA 91343 Legal Description: Please see Exhibit "A" attached hereto Personal Property: Please see Exhibit "B" attached hereto A.P.N.: 2650-034-041 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. 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 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. AS required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. The name, street address and telephone number of the Trustee is:

Beacon Default Management, Inc. 30101 Agoura Court, Suite 203 Agoura Hills, California 91301 Phone: (310) 929-5457 Trustee's Sale No. 2023-100641 FOR TRUSTEE SALE INFORMATION PLEASE CALL: Stox Posting & Publishing, LLC Sale Line: (844) 477-7869 www.stoxposting.com 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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 2023-100641. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (844) 477-7869, or visit this internet website: www.stoxposting.com, using the file number assigned to this case 2023-100641 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid, so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 4/27/2026 Beacon Default Management, Inc., a California corporation, as trustee Shannon Papa, Authorized Signatory Exhibit "A" Legal Description Parcel 1: Unit No. 17, as shown and described on the Condominium Plan for Tract No. 60715, in the City of Los Angeles, County of Los Angeles, State of California, recorded September 14, 2006, as Instrument No. 2006-2046627 of Official Records. Parcel 2: An undivided 1/31st interest, as tenant in common in Lot 1 of Tract No. 60715, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 1322, Page 31 through 33, inclusive of Maps, in the Office of the County Recorder of said County. Except therefrom Units 1 to 31, inclusive as shown on the Condominium Plan referred to in Parcel 1. Exhibit "B" Personal Property All property now or hereafter owned by Trustor and affixed to or located upon or used in connection with the Premises, and all renewals, replacements and substitutions thereof and additions hereto, which, to the fullest extent permitted by law, shall be deemed a part of the real property, and shall cover all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction permitted by Beneficiary to be conducted thereon and owned by Trustor and all permits, approvals, plans, specifications, architect's contracts, construction contracts, and similar items used in connection with construction of any improvements on the Premises. 4/30, 5/7, 5/14/26

DC-4038342#

T.S. No.: 2023-100642 Loan No.: McLennan/Chrixxx Order No.: 23000500357 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED 1/22/2022. 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, 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, 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: Christo Investment, LLC, a California Limited Liability Company Duly Appointed Trustee: Beacon Default Management, Inc., a California corporation Recorded 4/28/2022, as Instrument No. 20220461726, of Official Records in the office of the Recorder of Los Angeles County, California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: Date of Sale: 5/20/2026 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Said property is being sold for the purpose of paying the obligations secured by said DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, including, without limitation, fees, and expenses of sale. The total amount of the unpaid principal balance, together with reasonably estimated costs, charges, expenses, fees, and advances at the time of the initial publication of the Notice of Trustee's Sale is: \$692,542.80. Street Address or other common designation of real property: 6617 McLennan Avenue Van Nuys, CA 91406 Legal Description: Please see Exhibit "A" attached hereto Personal Property: Please see Exhibit "B" attached hereto A.P.N.: 2231-022-059 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. 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 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. AS required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. The name, street address

and telephone number of the Trustee is: Beacon Default Management, Inc. 30101 Agoura Court, Suite 203 Agoura Hills, California 91301 Phone: (310) 929-5457 Trustee's Sale No. 2023-100642 FOR TRUSTEE SALE INFORMATION PLEASE CALL: Stox Posting & Publishing, LLC Sale Line: (844) 477-7869 www.stoxposting.com 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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 2023-100642. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (844) 477-7869, or visit this internet website: www.stoxposting.com, using the file number assigned to this case 2023-100642 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid, so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 4/27/2026 Beacon Default Management, Inc., a California corporation, as trustee Shannon Papa, Authorized Signatory Exhibit "A" Legal Description Lot 35 of Tract No. 16189, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 366 Pages 23 through 25 inclusive of Maps, in the Office of the County Recorder of said County. Except therefrom the minerals, oil, gas, and other hydrocarbon substances lying below the surface of said land. Exhibit "B" Personal Property All improvements, fixtures, equipment, furniture, construction materials and other articles of property in which Trustor now has, or at any time in the future become attached to or situated on the Premises, or specifications, architect's contracts, construction contracts, engineering contracts, soil and geological reports, economic or feasibility studies, engineering reports or studies similar items used in connection with construction of any improvements on the Premises, and all renewals, replacements and substitutions thereof and additions thereto, which, to the fullest extent permitted by law, shall be deemed a part of the Mortgaged Property, and all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction conducted thereon and owned by Trustor. 4/30, 5/7, 5/14/26

DC-4038340#

T.S. No.: 2023-100643 Loan No.: Philpimm/Bohdjxxxx Order No.: 23000500358 NOTICE OF TRUSTEE'S

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED 1/21/2022. 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, 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, 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: Arshag Bohdjelian, an unmarried man Duly Appointed Trustee: Beacon Default Management, Inc., a California corporation Recorded 2/4/2022, as Instrument No. 20220145065, of Official Records in the office of the Recorder of Los Angeles County, California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: Date of Sale: 5/20/2026 at 10:30 AM Place of Sale: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766 Said property is being sold for the purpose of paying the obligations secured by said DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING, including, without limitation, fees, and expenses of sale. The total amount of the unpaid principal balance, together with reasonably estimated costs, charges, expenses, fees, and advances at the time of the initial publication of the Notice of Trustee's Sale is: \$488,771.26. Street Address or other common designation of real property: 24200 Philipprimm Street Woodland Hills, CA 91367 Legal Description: Please see Exhibit "A" attached hereto Personal Property: Please see Exhibit "B" attached hereto A.P.N.: 2046-011-018 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. 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 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. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. The name, street address and telephone number of the Trustee is: Beacon Default Management, Inc. 30101 Agoura Court, Suite 203 Agoura Hills,

California 91301 Phone: (310) 929-5457 Trustee's Sale No. 2023-100643 FOR TRUSTEE SALE INFORMATION PLEASE CALL: Stox Posting & Publishing, LLC Sale Line: (844) 477-7869 www.stoxposting.com 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, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING 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 2023-100643. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (844) 477-7869, or visit this internet website: www.stoxposting.com, using the file number assigned to this case 2023-100643 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid, so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 4/27/2026 Beacon Default Management, Inc., a California corporation, as trustee Shannon Papa, Authorized Signatory Exhibit "A" Legal Description Lot 107 of Tract No. 26845, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map recorded in Book 688 Pages 51 to 55 inclusive of Maps, in the Office of the County Recorder of said County. Except all oil, gas, minerals and other hydrocarbon substances lying more than 500 feet below the surface of said land, including the right to explore develop, extract and remove said oil, gas and other hydrocarbon substances from the land by slant drilling or the "whipstock" method of operation with derricks or oil rights located outside of the boundaries of the land herein described; provided however, that this exception and reservation does not include a right of entry on the surface of the land hereinabove described, and does not include a right of entry above 500 feet from the surface of maid land, as reserved by H. Fahechon Le Sage, in Deed recorded May 31, 1960 as Instrument No. 458 in Book D-862 Page 34, Official Records. Exhibit "B" Personal Property All property now or hereafter owned by Trustor and affixed to or located upon or used in connection with the Premises, and all renewals, replacements and substitutions thereof and additions hereto, which, to the fullest extent permitted by law, shall be deemed a part of the real property, and shall cover all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction permitted by Beneficiary to be conducted thereon and owned by Trustor and all permits, approvals, plans, specifications, architect's contracts, construction

contracts, and similar items used in connection with construction of any improvements on the Premises. All improvements, fixtures, equipment, furniture, construction materials and other articles of property in which Trustor now has, or at any time in the future become attached to or situated on the Premises, or specifications, architect's, construction contracts, engineering contracts, soil and geological reports, economic with construction of any improvements on the Premises, and all renewals, replacements and substitutions thereof and additions thereto, which, to the fullest extent permitted by law, shall a part of the Mortgaged property, ad all articles of personal property and all materials delivered to the Premises for incorporation or use in any construction conducted thereon and owned by Trustor. 4/30, 5/7, 5/14/26

DC-4038339#

NOTICE OF TRUSTEE'S SALE File No.:24-229009 A.P.N.:4265-008-067 Property Address.: 11753 MAYFIELD AVENUE #7, LOS ANGELES, CA 90049. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 19, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(S): EARL L MINDELL AND GAIL A MINDELL, MARRIED TO EACH OTHER Duly Appointed Trustee: Robertson, Anschutz, Schneid And Crane, LLP DEED OF TRUST Recorded on March 27, 2007 at Instrument No 20070701204 of Official Records in the office of the Recorder of LOS ANGELES County, California Sale Date: 5/20/2026 Sale Time: 11:00 AM Sale Location: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766. Amount of unpaid balance and other charges: \$713,593.64 (Estimated) Street Address or other common designation of real property: 11753 MAYFIELD AVENUE #7, LOS ANGELES, CA 90049. See Legal Description - Exhibit "A" attached here to and made a part hereof. 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. 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 BIDDER(S)): 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(S): 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 (866-684-2727) or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 24-229009. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-634-2727) or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 24-229009 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. Robertson, Anschutz, Schneid And Crane, LLP Date: 4/8/2026 By: Emma Taylor Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.SERVICELINKASAP.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A OF A CONDOMINIUM COMPOSED OF: (A) AN UNDIVIDED ONE-NINTH (1/9TH) INTEREST IN LOT 1 OF TRACT NO. 32125, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 854, PAGE(S) 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM UNITS 1 TO 9, INCLUSIVE, AS SHOWN AND DESCRIBED UPON THE CONDOMINIUM PLAN RECORDED ON JUNE 5, 1975 AS INSTRUMENT NO. 3624, OF OFFICIAL RECORDS OF SAID COUNTY, (B) UNIT 7 AS SHOWN AND DESCRIBED UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE. A-4870867 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4038024#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-26021509 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/23/2014. 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-RCS-26021509. 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 May 20, 2026, 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 ROGELIO AVILA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 10/30/2014, as Instrument No. 20141147822, 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. 5178-019-018 LOT 17 IN BLOCK "A" OF FOREST HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 6, PAGE 130 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 2848 CINCINNATI ST, LOS ANGELES, CA 90033. 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 \$87,053.33. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-26021509 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: 4/22/2026 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4872852 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4037756#

APN: 2697-020-027 TS No.: 25-11879CA TSG Order No.: 250708184-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded December 31, 2024 as Document No.: 20240931656 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Saniya Kassabulatova, a single woman, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: May 28, 2026 Sale Time: 09:00 AM Sale Location: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 2 File No.:25-11879CA The street address and other common designation, if any, of the real property described above is purported to be: 17039 Simonds Street, Granada Hills, CA 91344. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$1,047,361.25 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office

(213) 229-5500

LEGAL NOTICES

FAX (213) 229-5481

or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-11879CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 25-11879CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:25-11879CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.auction.com or Call: (800) 280-2832. For Post Sale Results please visit www.affinadefault.com or Call (866) 932-0360 Dated: April 20, 2026 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 DC0488165 To: DAILY COMMERCE 04/30/2026, 05/07/2026, 05/14/2026 4/30, 5/7, 5/14/26

DC-4037668#

T.S. No.: 25-16267 Loan No.: ***** APN: 5052-023-005 Order Number: 2693238CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED 8/27/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 5/27/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING dated 8/27/2021 ("Deed of Trust") recorded on 9/2/2021, as Instrument No. 20211351124, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by 2021 WJB, LLC, a Delaware Limited Liability Company ("Trustor"), as trustor, to secure obligations in favor of Fidelity Bridge Loans, LLC, a Delaware Limited Liability Company, as beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING

in the property situated in said County, California, 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: 2021 West Jefferson Blvd, Los Angeles, California 90018 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, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING, at the time of the initial publication of this Notice of Trustee's Sale reasonably (Estimated as of 5/15/2026) \$2,236,260.36. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Beneficiary") hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1) (B) and to include in the non-judicial foreclosure of the estate described in this Notice of Unified Trustee's Sale all of the personal property and fixtures described in the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY AGREEMENT AND FIXTURE FILING and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this internet website https://prestigeopstandpub.com, using the file number assigned to this case 25-16267. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled

sale. Date: 4/20/2026 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 lleanna Petersen, Commercial Trustee Sale Officer PPP #26-004384 4/30, 5/7, 5/14/26

DC-4037178#

Title Order No.: 2753023CAD Trustee Sale No.: 88653 Loan No.: 399469120 APN: 2292-006-032 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/10/2022. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 5/20/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/16/2022 as Instrument No. 20220189096 in book IIII, page IIII of official records in the Office of the Recorder of Los Angeles County, California, executed by: ADLON ROAD, LLC as Trustor TANKA LLC (\$600,000.00) AND PRIVATE MONEY SOLUTIONS, INC. (\$150,000.00), as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 17015 ADLON ROAD ENCINO, CA 91436. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$898,279.33 (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: 4/22/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to

covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/irre-faqs#d5 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.# 88653. 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 88653 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 represent regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. EXHIBIT "A" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES CITY OF LOS ANGELES AND DESCRIBED AS FOLLOWS: PARCEL A: LOT 2 OF TRACT NO. 21862. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 672, PAGES 44 TO 46 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL B: A PORTION LOT 57 OF TRACT NO. 18529. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 457, PAGES 10 TO 13, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST

CORNER OF SAID LOT 57, THENCE SOUTH 85°00' EAST ALONG THE SOUTHERLY LINE OF SAID LOT 57, A DISTANCE OF 75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 57; THENCE NORTH 38° 16' 50" EAST 22.00 FEET; THENCE NORTH 80° 45' 00" WEST 69.00 FEET; THENCE SOUTH 78° 45' 00" WEST 22.60 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID LOT 57, THENCE SOUTH 5° 19' 05" EAST 17.52 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD. 4/30, 5/7, 5/14/26

DC-4036927#

File No.: 23-10275 APN: 2546-001-067 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER ALPINE MEADOW HOME OWNER'S ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 05-09-2023. 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 06-03-2026 at 10:30 AM, Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 05-11-2023 as Instrument 20230306478 Book - - Page - - of Official Records in the Office of the Recorder of LOS ANGELES County, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION TO the highest bidder for cash, cashier's check/cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by CATHY WILLIS, situated in said County, describing the land therein: APN: 2546-001-067 Any bid that is not cash must be made directly payable to "Allied Trustee Services". Winning bid checks received not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. The street address and other common designation, if any, of the real property described above is purported to be: 8784 1/2 WYNGATE STREET, SUNLAND, CA 91040 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 satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$32,431.23. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the Association, 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 for information, using the file number assigned to this case: 23-10275. 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 (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 23-10275 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: April 17, 2026 ALLIED TRUSTEE SERVICES, Trustee SHERRIE BOUGHTON, Authorized Signature 5/14, 5/21, 5/28/26

DC-4035678#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1027727-NJ Order No.: FIN-25017612 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/6/2019. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Otis Andrews a single man Recorded: 3/12/2019 as Instrument No. 20190217090 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 5/28/2026 at 09:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$413,829.92 The purported property address is: 1648W 85TH STREET, LOS ANGELES, CA 90047 Assessor's Parcel No. : 6034-030-015 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to 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

(213) 229-5500

FAX (213) 229-5481

LEGAL NOTICES

recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this

internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1027727-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps

to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1027727-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE

OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1027727-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of

what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's

Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)); (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1027727-NJ IDSPUB #0314375 4/30/2026 5/7/2026 5/14/2026

DC-4035221#

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