

Legal Notices-GV

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 JOSEPH E. PATTON, ESQ. - SBN 279599 GOSTANIAN LAW GROUP, PC 1201 DOVE STREET, SUITE 475 NEWPORT BEACH CA 92660 BSC 216335 11/15, 11/22, 11/29/18 CNS-3192758#

GARDENA VALLEY NEWS - 11/15, 22, 29/2018-73228

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 18TRCP00010

TO ALL INTERESTED PERSONS: Petitioner: ANH-TUYET THI NGO filed a petition with this court for a decree changing names as follows: ANH-TUYET THI NGO to TUYET ANH NGO.

THE COURT ORDERS that all persons interested in this matter shall 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 December 7, 2018 8:30 a.m., Dept. B Superior Court 825 Maple Avenue Torrance, CA 90503

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News

DATE: OCT 18 2018 ERIC C. TAYLOR Judge of the Superior Court

Gardena Valley News 11/8, 15, 22, 29/2018-72811

T.S. No.: 9448-8199 TSG Order No.: 8525979 A.P.N.: 4063-018-019 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a),

Legal Notices-GV

THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/20/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 02/27/2008 as Document No.: 20080335492, of Official Records in the office of the Recorder of Los Angeles County, California, executed by: S A L V A D O R CONTRERAS, A SINGLE MAN, as Trustor, WILL SELL 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 & Time: 12/13/2018 at 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 The street address and other common designation, if any, of the real property described above is purported to be: 1825 WEST 155TH COURT, GARDENA, CA 90249 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

Legal Notices-GV

Deed of Trust, to-wit: \$590,817.14 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 9448-8199. 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. 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

Legal Notices-GV

the successful bidder shall have no further recourse. Affinia Default Services, LLC 301 E. Ocean Blvd. Suite 1720 Long Beach, CA 90802 833-290-7452 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. Affinia Default Services, LLC, Omar Solorzano, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0343407

Gardena Valley News-11/22, 29, 12/6/2018-73434

Legal Notices-GV

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GENE JOSEPH PARCO CASE NO. 18STPB08585

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GENE JOSEPH PARCO. A Petition for PROBATE has been filed in the Superior Court of California, County of LOS ANGELES. The Petition for Probate requests that JUDITH GAIL LACK be appointed as personal representative to administer the estate of the decedent. The petition request the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows: **12/13/2018 at 8:30 AM, Dept. Probate, Room 240, 111 North Hill Street, Los Angeles, CA 90012.** If you object to the

Legal Notices-GV

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. Petitioner: Judith Gail Lack, 518 West 157th St., Gardena, CA 90248 (310) 329-2773

Gardena Valley News-11/29, 12/6, 13/2018-73730

Legal Notices-GV

NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell personal property and business goods and boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on **DECEMBER 10, 2018 AT 8:00 AM**, on the premises where said property has been stored known as: **SAF KEEP SELF STORAGE 2045 W ROSECRANS AVE GARDENA, CA 90249 310-225-2577** County of Los Angeles, State of California, the following: **NAME and ITEMS** STEVEN RICHLAND ENVIROMENTAL RESOURCE DELVELO-MENT CORP. : MINING EQUIPMENT STEVEN RICHLAND ENVIROMENTAL RESOURCE DELVELO-MENT CORP. : MINING EQUIPMENT STEVEN RICHLAND ENVIROMENTAL RE-

Legal Notices-GV

SOURCE DELVELO-MENT CORP. : MINING EQUIPMENT STEVEN RICHLAND ENVIROMENTAL RESOURCE DELVELO-MENT CORP. : MINING EQUIPMENT STEVEN JASPER: TOOLS, STEREO SPEAKERS AND EQUIPMENT, TOYS, BOXES CHRISTINA GARCIA: MATTRESS, STEREO EQUIPMENT, PICTURES, BOXES MICHAEL GIBSON: TOYS, CLOTHING, BOXES, AND BAGS H E N R Y A R M S T R O N G : TOYS, AIR HOCKEY TABLE, SUITCASES, BOXES, BAGS, MONIQUE ALLEN: HOUSEHOLD FUR-

Legal Notices-GV

NITURE, BIKE, BAGS, BOXES TRENISHA ELLISON: SUITCASES, BAGS, BOXES SHAWNTA ELLIS: SOFA, LOVE SEAT, WASHER, STOVE, LAMPS, BOXES, BAGS ROB Y LAPLACE: MATTRESS, NIGHT STAND, SUITCASES, LAMPS, BOXES, BAGS TAMIA COLEMAN: HOUSEHOLD FURNITURE, CLOTHING, BOXES, AND BAGS CARESSA HARPER: TRUNKS, WASHER & DRYER, ROLL AWAY, TOOLS, BOXES, AND BAGS GINA C A R A A N : CLOTHING, BOXES, AND BAGS

Legal Notices-GV

DIANE BROWN: MATTRESS, LAMPS, BOXES, AND BAGS SHAKIMA GODOY: SUITCASES, BOXES, BAGS

NOTICE OF A PUBLIC HEARING, NOTICE OF AVAILABILITY, AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE STONEFIELD 63 PROJECT

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the City of Gardena (City) (as Lead Agency) has prepared a Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND) to evaluate the environmental effects associated with the proposed Stonefield 63 Project (Environmental Assessment #13-18, General Plan Amendment #1-18, Zone Change #2-18, Site Plan Review #8-18, Variance #1-18, and Vesting Tentative Tract Map #82263). In accordance with State CEQA Guidelines § 15072, the City has prepared this Notice of Intent to provide responsible and interested parties with information concerning the Project, public review period, public meeting, and document availability.

PROJECT TITLE: Stonefield 63 Project

PROJECT APPLICANT: KB Home Coastal, Inc.

PROJECT LOCATION: 14031 South Vermont Avenue and 1017 West 141st Street
City of Gardena, County of Los Angeles

PROJECT DESCRIPTION:
The Stonefield 63 Project proposes to remove all existing onsite improvements (i.e., the asphalt parking lot and two buildings totaling approximately 9,940 square feet (SF)) and develop 63 three-story attached townhomes in 14 buildings (approximately 123,060 SF), at a density of 24.57 dwelling units per net acre. The Project proposes a total of 9,800 SF of private open space in ground level patios and 36,707 SF of common and general open space in courtyards, paseos, and a tot lot. Approximately 22,500 SF of landscaping is proposed throughout. A total of 160 parking spaces, including resident and guest, are proposed. Vehicular access to the Project is proposed via a two-way driveway at the easterly West 141st Street cul-de-sac, from South Vermont Avenue. The requested entitlements also include a General Plan Amendment and Zone Change to allow residential uses instead of commercial, Site Plan Review for the proposed development, a Variance to allow a six-foot block wall along Vermont Avenue, and a Vesting Tentative Tract Map to create 63-townhome lots.

GOVERNMENT CODE §65962.5: The Project site is not included on a list of hazardous materials sites.

DOCUMENT AVAILABILITY:
Copies of the Draft IS/MND are available for public review at the following locations:
• City of Gardena Website: <http://www.cityofgardena.org/>
• Gardena Mayme Dear Library: 1731 West Gardena Boulevard, Gardena, CA 90247
City of Gardena Community Development Department, 1700 West 162nd Street
Gardena, CA 90247

PUBLIC REVIEW OF A DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION:
The 30-day public review period for the Draft IS/MND will occur as follows:

Beginning: November 29, 2018 **Ending:** December 28, 2018

Written comments may be submitted no later than 5 PM on December 31, 2018 to the addresses indicated below. Please limit your comments to those Project activities that are within your area of expertise or which will be required to be carried out or approved by your agency. Please indicate a contact person for your agency or organization.

Mail:
Rita Garcia, Project Manager
Kimley-Horn
765 The City Drive, Suite 200
Orange, CA 92868
Email:
Rita.garcia@kimley-horn.com

PUBLIC HEARING:
The Gardena Planning Commission will hold a public hearing, as indicated below. There will also be a public hearing before the City Council at a later date.
Date: February 19, 2019
Time: 7:00 PM
Location: City of Gardena Council Chambers, 1700 West 162nd Street, Gardena, CA 90247
Gardena Valley News-11/29/2018- 74002