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201920310157. Registered Owners: 3UP, LLC, 1575 N. Wilmington Ave., Compton, CA 90222. This business is conducted by: Corporation. The date registrant started to transact business under the fictitious business name or names listed above: 7/2019. Signed: Vincent Montes. This statement was filed with the County Recorder Office: 7/30/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Gardena Valley News-8/15,22,29,9/5/2019-85710**

FICTITIOUS BUSINESS NAME STATEMENT 2019-209054

The following person is doing business as: 1. **MINE BY DESIGN 2. MINE BY DESIGN CRAFT STUDIO**, 16921 S. Western Ave., Unit 104, Gardena, CA 90247. Registered Owners: Wanda Love, 16921 S. Western Ave., Suite 104, Gardena, CA 90247. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Wanda Love. This statement was filed with the County Recorder Office: 7/31/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Gardena Valley News-8/15,22,29,9/5/2019-85711**

FICTITIOUS BUSINESS NAME STATEMENT 2019-204681

The following person is doing business as: **JB'S CATFISH**, 13116 Daleside Ave., Gardena, CA 90249. Registered Owners: Mary Nell Dean, 13116 Daleside Ave., Gardena, CA 90249. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above:

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N/A. Signed: Veronica Segura Ramirez. This statement was filed with the County Recorder Office: 7/26/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Gardena Valley News-8/15,22,29,9/5/2019-85713**

FICTITIOUS BUSINESS NAME STATEMENT 2019-209054

The following person is doing business as: 1. **MINE BY DESIGN 2. MINE BY DESIGN CRAFT STUDIO**, 16921 S. Western Ave., Unit 104, Gardena, CA 90247. Registered Owners: Wanda Love, 16921 S. Western Ave., Suite 104, Gardena, CA 90247. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: Wanda Love. This statement was filed with the County Recorder Office: 7/31/2019. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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).

Gardena Valley News-8/15,22,29,9/5/2019-85781

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NOTICE OF PETITION TO ADMINISTER ESTATE OF KAY KIYOME NAWA Case No. 19STPB05804

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KAY KIYOME NAWA

A PETITION FOR PROBATE has been filed by John Nawa in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that John Nawa be appointed as personal representative to administer the estate of the decedent. THE PETITION re-

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quests 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 on Sept. 11, 2019 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for petitioner: MATTHEW C YU ESQ SBN 256235 LAW OFFICE OF MATTHEW C YU 3620 PACIFIC COAST HWY STE 200 TORRANCE CA 90505 CN961819 NAWA Aug 1,8,15, 2019 **Gardena Valley News-8/1,8,15/2019- 84739**

A.P.N.: 6113-033-080 Trustee Sale No.:2012-1580 Title Order No: 18-215252 Reference No: 47004-3 NOTICE OF TRUSTEE'S SALE

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UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 3/6/2017. 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 8/29/2019 at 11:00 AM, S.B.S. Lien Services, As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 3/10/2017, as Document No. 20170280968, Book , Page , of Official Records in the Office of the Recorder of Los Angeles County, California, The original owner: James J Dunn The purported new owner James J Dunn WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by 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 state or federal savings and loan association, savings association, or a savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.): BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 1119 Magnolia Ave # 4 Gardena CA 90247. 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, express 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: \$14,151.60 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant: MAGNOLIA AVENUE ESTATES under said Notice of Delinquent Assessment heretofore ex-

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ecuted and delivered to the undersigned a written Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of Lien. 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 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 FOR SALE INFORMATION, PLEASE CALL (855)986-9342, or visit this Internet Web site www.superiordefault.com using the file number assigned to this case 2012-1580. 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CON-

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TAINED IN CIVIL CODE SECTION 5715(b). PLEASE NOTE THAT WE ARE A DEBT COLLECTOR AND ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. Date: 7/19/2019. S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (08/08/19, 08/15/19, 08/22/19 | TS#2012-1580 SDI-15594) **Gardena Valley News-8/8,15,22/2019- 84923**

NOTICE OF PETITION TO ADMINISTER ESTATE OF HENRY HAMADA Case No. 19STPB05664

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HENRY HAMADA

A PETITION FOR PROBATE has been filed by Norman Hamada in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Norman Hamada 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 on August 29, 2019 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general per-

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sonal 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: BLANCA PACHECO ESQ SBN 225243 LAW OFFICE OF BLANCA PACHECO 8137 3RD STREET 3RD FLR DOWNEY CA 90241 CN961515 HAMADA Aug 1,8,15, 2019 **Gardena Valley News-8/1,8,15/2019- 85042**

NOTICE OF TRUSTEE'S SALE T.S. No.: 19-2305 Loan No.: ***283 APN: 6103-029-226 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/2/2018. 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, 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**

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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: HUGH EDWARD JONES and LUCY B. JONES, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: PRESTIGE DEFAULT SERVICES Recorded 4/13/2018 as Instrument No. 20180358726 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 8/29/2019 at 9:00 AM Place of Sale: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Amount of unpaid balance and other charges: \$315,353.16 Street Address or other common designation of real property: 14928 HALDIALE AVENUE GARDENA California 90247 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. All checks payable to Prestige Default Services. NOTICE TO PROPERTY

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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

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available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 793-6107 or visit this Internet Web site

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www.auction.com, using the file number assigned to this case 19-2305. 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

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site. The best way to verify postponement information is to attend the scheduled sale. Date: 7/25/2019 PRESTIGE DEFAULT SERVICES 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (800) 793-6107 Michelle R. Ghidotti-Gonsalves, President A-4700554 08/08/2019, 0 8 / 1 5 / 2 0 1 9 , 0 8 / 2 2 / 2 0 1 9 **Gardena Valley News- 8/8,15,22/2019- 85166**

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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.

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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): MARIO RECOBA, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 50% INTEREST AND MARINA RECOBA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO UNDIVIDED 50% INTEREST AS TENANTA IN COMMON Recorded: 10/3/2006 as Instrument No. 06 2200195 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 10/1/2019 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$795,164.30 The purported property address is: 15803S MANHATTAN PL, GARDENA, CA 90247 Assessor's Parcel No.: 4066-008-020 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:

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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.

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING COMMISSION AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE MELIA 178TH STREET TOWNHOMES PROJECT

TO: Responsible and Interested Parties – Distribution List

FROM: City of Gardena
Community Development Department
1700 West 162nd Street
Gardena, CA 90247

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 Melia 178th Street Townhomes Project (Environmental Assessment #20-18), which consists of: General Plan Amendment #2-18 to change the land use designation from Industrial with a Mixed-Use Overlay to High Density Residential; Zone Change #3-18 to change the zoning from General Industrial with a Mixed Use Overlay to High Density Residential (R-4), Tentative Tract Map #82390 to divide the 5.63 acre property into 114 air-space condominium lots, and Site Plan Review #11-18 to develop the 114 dwelling unit Project described below (the “Project Approvals”).

In accordance with State CEQA Guidelines § 15072, Government Code §§ 65090 and 65091, and applicable Gardena Municipal Code provisions, the City has prepared this Notice of a Public Hearing Commission and Notice of Intent to Adopt a Mitigated Negative Declaration to provide responsible and interested parties with information concerning the Project, public review period, public meeting, and document availability.

PROJECT TITLE: Melia 178th Street Townhomes Project

PROJECT APPLICANT: Melia Homes

PROJECT LOCATION: 1515 West 178th Street, City of Gardena, County of Los Angeles

PROJECT DESCRIPTION:

The Melia 178th Street Townhomes Project proposes to remove all existing onsite improvements, including the warehouse, associated surface parking lot, and storage (approximately 105,036 square feet (SF)) and construct 114 attached townhomes in 22 buildings (approximately 191,348 SF), with between four and six dwelling units per building. The Project proposes a total of approximately 48,727 SF of common open space including a central recreational area with a swimming pool, paseos, a pocket park, and trail. Approximately 21,279 SF of private open space is proposed, including approximately 14,059 SF within private patios and approximately 7,220 SF within private balconies. Approximately 22,500 SF of landscaping is proposed throughout. A total of 287 parking spaces are proposed. Vehicular access to the Project is proposed via a two-way driveway at the southern boundary at West 178th Street.

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 20-day public review period for the Draft IS/MND will occur as follows:

Beginning: August 15, 2019 **Ending:** September 3, 2019

Written comments on the Draft IS/MND may be submitted no later than 5:00 PM on September 3, 2019 to the addresses indicated below. Responsible agencies should limit their 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 – Please indicate “Melia” in Subject:

John Signo
City of Gardena
1700 West 162nd Street
Gardena, CA 90247
Or Email: jsigno@cityofgardena.org

PUBLIC HEARING:

The Gardena Planning Commission will consider the Draft IS/MND and hold a public hearing on the Project Approvals on September 17, 2019 at 7:00 PM at the City of Gardena Council Chambers, 1700 West 162nd Street, Gardena, CA 90247. There will also be a public hearing before the City Council at a later date. The Planning Commission will make a recommendation to the City Council on the General Plan Amendment and Zone Change and decide on the Tract Map and Site Plan Review. Note that any appeal of the decisions reached by the Planning Commission may be limited to the issues raised by evidence submitted before or during the public hearing.
Gardena Valley News 8/15/2019 - 85731

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLA MAE ARTHUR Case No. 19STPB07221

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WILLA MAE ARTHUR A PETITION FOR PROBATE has been filed by Jimmy Lee Bailey in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Jimmy Lee Bailey 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 on Sept. 6, 2019 at 8:30 AM in Dept. No. 79 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.

Attorney for petitioner: T E A L M SCHOONOVER ESQ SBN 318672 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN962935 ARTHUR Aug 15,22,29, 2019 **Gardena Valley News 8/15,22,29/2019 85735**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ALLAN G. PEACE CASE NO. 19STPB07353

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ALLAN G. PEACE. A PETITION FOR PROBATE has been filed by NICOLE MARTINEZ in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that NICOLE MARTINEZ be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 09/05/19 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at

Attorney for Petitioner DEBORA YOUNG - SBN 250106 YOUNG LAW FIRM 11500 W. OLYMPIC BLVD. SUITE 400 LOS ANGELES CA 90064 8/15, 8/22, 8/29/19 **CNS-3282676# GARDENA VALLEY NEWS 8/15, 8/21/8/29/2019 - 85778**

NOTICE OF TRUSTEE'S SALE TS No. CA-14-626484-RY Order No.: 140121910-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/28/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, 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

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 DEBORA YOUNG - SBN 250106 YOUNG LAW FIRM 11500 W. OLYMPIC BLVD. SUITE 400 LOS ANGELES CA 90064 8/15, 8/22, 8/29/19 **CNS-3282676# GARDENA VALLEY NEWS 8/15, 8/21/8/29/2019 - 85778**

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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-14-626484-RY. 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. 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 South San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-14-626484-RY ID# S Pub #0 155675 8/15/2019 8/22/2019 8/29/2019 **GARDENA VALLEY NEWS 8/15, 8/22, 8/29/2019- 85779**