

**FBN Legal Notices-GV**

The following person is doing business as: **Olivia's Cotton Candy Parlor**, 1455 W. Redondo Beach Blvd., #2463, Gardena, CA 90247. Registered Owners: Taneisha Floyd, 1455 W. Redondo Beach Blvd., #2463, 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: Taneisha Floyd. This statement was filed with the County Recorder Office: 8/21/2019. 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-8/29/9,5,12,19/2019-86468**

The following person is doing business as: 1. **3UP, LLC** 2. **RAY'S AUTO PARTS & REPAIR**, 1575 N. Wilmington Ave, Compton, CA 90222. AI #ON: 201920310157. Registered Owners: 3UP, LLC, 1575 N. Wilmington Ave., Compton, CA 90222. This business is conducted by: Limited Liability Company. 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 viol-

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ther 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. 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,



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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](http://www.STOXPOSTING.com), using the file number assigned to this case 19-22756. 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. Date: 08/13/2019 Carlington Foreclosure Services, LLC 1500 South Douglas Road, Suite 150 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Vanessa Gomez, Trustee Sale Specialist **Gardena Valley News 8/22,29,9/5/2019 - 85860**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000008025546 Title Order No.: 8747273 FHA/VA/PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/17/2006. 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/22/2006 as Instrument No. 20062594833 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: RUTH J HILL, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 09/12/2019 TIME OF SALE: 9:00 AM PLACE OF SALE: Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. STREET ADDRESS

and other common designation, if any, of the real property described above is purported to be: 13912 ARCTURUS AVENUE, GARDENA, CALIFORNIA 90249 APN#: 4059-014-018 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 \$252,061.18. 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 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 Web site [www.auction.com](http://www.auction.com) for information regarding the sale of this property, using the file number assigned to this case 00000008025546. 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 TRUSTEE SALE INFORMATION PLEASE CALL: AUCTION.COM 800-280-2832 [www.auction.com](http://www.auction.com) BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 20955 Pathfinder Road, Suite 300 Diamond Bar, CA 91765 (866) 795-1852 Dated: 08/01/2019 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. **A-4700979 0 8 / 2 2 / 2 0 1 9 , 0 8 / 2 9 / 2 0 1 9 , 0 9 / 0 5 / 2 0 1 9 GARDENA VALLEY NEWS 8/22,29 & 9/5/2019-85901**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 133854 Title No. 170259388 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/09/2007. 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. On 09/12/2019 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/23/2007, as Instrument No. 20070392252, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Kenneth Anderson, an Unmarried Man, 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), Doubletree Hotel Los Angeles-Norwalk, and 13111 Sycamore Drive, Norwalk, CA 90650- Vineyard Ballroom. 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 6103-029-145 The street address and other common designation, if any, of the real property described above is purported to be: 14919 South Normandie Avenue No. 25, 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, 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: \$139,689.74 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. Dated: 8/2/2019 THE MORTGAGE LAW FIRM, PLC Adriana Durham/Authorized Signature 27455 TIERRA ALTA WAY, STE. B, TEMECULA, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may 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 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 Web site [www.Auction.com](http://www.Auction.com) for information regarding the sale of this property, using the file number assigned to this case: 133854. 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. **A-4701276 08/22/2019, 0 8 / 2 9 / 2 0 1 9 , 0 9 / 0 5 / 2 0 1 9 GARDENA VALLEY NEWS 8/22,29 & 9/5/2019 85904**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE A. JOHNSON CASE NO. 19STPB07631 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may other-

wise be interested in the WILL or estate, or both of WAYNE A. JOHNSON. A PETITION FOR PROBATE has been filed by APOLLO UBANI in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that APOLLO UBANI be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 09/13/19 at 8:30AM in Dept. 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 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 invent-

ory 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 JAMES A. DIAMOND - SBN 118484 DAVIDSON, RUSS AND DIAMOND 1875 W. REDONDO BEACH BLVD. SUITE 301 GARDENA CA 90247 8/29, 9/5, 9/12/19 **CNS-3286700# GARDENA VALLEY NEWS 8/29,9/5,12/2019 86359**

NOTICE OF TRUSTEE'S SALE TS No. CA-19-852689-AB Order No.: 1907007026-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/3/2006. 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 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): JOSE FRANCISCO ESTRADALEY, AND ALICIA O ESTRADA, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 3/9/2006 as Instrument No. 06 0505294 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 9/26/2019 at 9:00 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: \$522,918.15 The purported property address is: 1207 WEST 186TH STREET, GARDENA, CA 90248-4116 Assessor's Parcel No.: 6109-008-002 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 Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-852689-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 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 design-



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nation 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: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-19-852689-**AB ID:SPub #0156083 8/29/2019 9/5/2019 9/12/2019 GARDENA VALLEY NEWS 8/29.9/5,12/2019 86403**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TINA MARIE GINGER CASE NO. 19STPB07859

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TINA MARIE GINGER. A PETITION FOR PROBATE has been filed by RODNEY D. SMITH in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RODNEY D. SMITH be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless

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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: 09/19/19 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 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 MARK E. LEWIS, ESQ. - SBN 162786 LAW OFFICES OF MARK ERIC LEWIS 17011 BEACH BLVD. SUITE 101 HUNTINGTON BEACH CA 92647 8/29, 9/5, 9/12/19 CNS-3287514# **GARDENA VALLEY NEWS 8/28,9/5,12/2019 86520**

T.S. No. 082147-CA APN: 6105-017-072 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/15/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE

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NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 9/26/2019 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/22/2016, as Instrument No. 20160722511, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: KING S. WAGNER, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL 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: 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to

NOTICE OF PUBLIC SALE

NOTICE IS HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property will be sold by Royal Western Mobilehome Park (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Royal Western Mobilehome Park, payable at time of sale, on **Tuesday, September 17, 2019 at 8:00 a.m.**, at the following location:

17705 S. WESTERN AVE, GARDENA, CA 90248

Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobile home must be removed from the Premises. The property which will be sold is described as follows:

TRADE NAME: STAR

YEAR: 1971

H.C.D. DECAL NO: AAD4635

SERIAL NO.: S7523U, S7523X

HD Label/Insigno: A445030, A445029

The current location of the subject property is: 17705 S. Western Ave, Space 88, Gardena, CA 90248.

The public auction will be made to satisfy the lien for storage of the above-described property that was deposited by Anthony Trani to Royal Western Mobilehome Park.

The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is **\$9,500.00**. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.

Date: July 18, 2019

/s/ Airene Williamson

Airene Williamson, Esq.

Authorized Agent for Royal Western Mobilehome Park

Contact: Amalia Uribe (714) 575-5130

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be: 16427 S DALTON AVE. # 1 GARDENA, CALIFORNIA 90247-4739 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$263,400.71 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

DEPARTMENT OF THE TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Keith Knox, County of Los Angeles Acting Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2017, I hereby declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2016-17 that were a lien on the listed real property. Nonresidential commercial property and property upon which there is a recorded nuisance abatement lien shall be Subject to the Tax Collector's Power to Sell after three years of defaulted taxes. Therefore, if the 2016-17 taxes remain defaulted after June 30, 2020, the property will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2021. All other property that has defaulted taxes after June 30, 2022, will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's public auction in 2023. The list contains the name of the assessee and the total tax, which was due on June 30, 2017, for tax year 2016-17, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or paid under an installment plan of redemption if initiated prior to the property becoming Subject to the Tax Collector's Power to Sell.

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Please direct requests for information concerning redemption of tax-defaulted property to Keith Knox, Acting Treasurer and Tax Collector, at 225 North Hill Street, Los Angeles, California 90012, 1(888) 807-2111 or 1(213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 8, 2019.



KEITH KNOX  
ACTING TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessee's/taxpayers, who have disposed of real property after January 1, 2016, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2017, for the taxes, assessments, and other charges for the Tax Year 2016-17:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2016 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2015-1016. AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ALGIE, GEORGE D TR  
GEORGE D ALGIE TRUST  
SITUS 1220 W 159TH ST  
GARDENA CA 90247-4322  
6113-008-004 \$3,379.41  
AQUINO, TINA SITUS  
3163 W 152ND ST  
GARDENA CA 90249-4001  
4070-002-032 \$4,398.61  
AREVALO, LUIS SITUS  
14909 S ORCHARD AVE  
LOS ANGELES CA 90247-2754  
6119-026-032/S2014-030/S2015-010 \$2,646.54  
BRANNON, JAMES R AND  
CYNTHIA A SITUS 14407  
WADKINS AVE  
GARDENA CA 90249-3150  
4064-012-007/S2014-010 \$1,255.46  
BUNG, KYUN KIM SITUS  
1538 ARTESIA SQUARE B  
GARDENA CA 90247  
6106-013-065 \$18,996.70  
CALDWELL, WENDEL AND  
ELISSIA SITUS 744 W 137TH ST  
LOS ANGELES CA 90247-2104  
6119-007-003 \$1,133.72  
CHANDLER, LOYETTA

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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 or visit this Internet Web site [WWW.AUCTION.COM](http://WWW.AUCTION.COM), using the file number assigned to this case 082147-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 4375 Jutland Drive San Diego, California **GARDENA VALLEY NEWS 8/28.9.5,12/2019 86522**

A TR LOYETTA A CHANDLER TRUST SITUS 1126 W 161ST ST  
GARDENA CA 90247-4416 6113-023-013 \$3,476.62  
COMBS, MARIAN L TR  
MARIAN L COMBS TRUST SITUS 13901 DAPHNE AVE  
GARDENA CA 90249-2834 4059-015-019 \$2,592.34  
CRUMSEY, BETTY J TR  
BETTY J CRUMSEY TRUST AND HINES, MEGAN SITUS 13104 S BERENDO AVE  
GARDENA CA 90247-1825 6115-035-016/S2012-010 \$9,389.55  
DUNCAN, PATRICK AND  
DIONNE SITUS 515 W GARDENA BLVD UNIT 32  
LOS ANGELES CA 90248-2663 6120-023-072 \$2,302.16  
ELLINGTON, ETHEL DECD  
EST OF SITUS 13442 S BUDLONG AVE  
GARDENA CA 90247-1911 6115-024-013 \$6,404.11  
ESPINOZA, VIRGINIA TR  
ESPINOZA DECD TRUST SITUS 15216 PARLON AVE  
GARDENA CA 90249-4241 4063-003-026/S2014-010 \$25,689.36  
FIGUEROA, PATRICIA A SITUS 507 W 148TH ST  
LOS ANGELES CA 90248-1605 6119-009-030 \$3,370.87  
GILMORE, DOMINIQUE SITUS 13309 CASIMIR AVE  
GARDENA CA 90249-1634 4060-021-012/S2015-010 \$4,027.52  
HEITZ, BARBARA K AND  
HEITZ, JEFFREY W SITUS 2907 W 132ND ST  
GARDENA CA 90249-1514 4060-006-047 \$3,440.13  
HYATT, CAROLYN SITUS 15067 SUTRO AVE  
GARDENA CA 90249-3644 4064-019-023 \$18,442.56  
IGLESIA BAUTISTA BIBLICA SITUS 1049 W 149TH ST  
GARDENA CA 90247-3007 6114-031-018 \$42.40  
IKEJIRI, RONALD K SITUS 15932 S MANHATTAN PL  
GARDENA CA 90247-3619 4066-012-020 \$4,754.72  
JETER, JONDAI J SITUS 15517 SATELITE AVE  
GARDENA CA 90248-2336 6129-025-030/S2015-010 \$5,303.12  
KEEGAN, EUGENE P SITUS 14919 S MARIPOSA AVE  
GARDENA CA 90247-2911 6114-007-025 \$1,437.88  
KING, TIMOTHY AND  
LAVERNE SITUS 13231 RUTHELEN ST  
GARDENA CA 90249-1823 4061-019-029 \$7,636.04  
LEE, JAE YONG AND  
KIM, WOOK SITUS 14928 HALDALE AVE UNIT 8  
GARDENA CA 90247-3146 6103-029-228/S2015-010 \$121.60  
MADDEN, DARREN T SITUS 15232 ARDATH AVE  
GARDENA CA 90249-4028 4069-007-026 \$22,276.06  
MARES, EDUARDO AND  
ERIKA S SITUS 734 W 154TH ST  
LOS ANGELES CA 90247-4258 6120-007-032 \$10,766.58  
MARTIN, JASMINE SITUS 13331 S BERENDO AVE  
GARDENA CA 90247-1828 6115-025-017/S2014-010/S2015-010 \$1,925.32  
MORALES, TERESA SITUS 14714 S DENVER AVE  
LOS ANGELES CA 90248-1621 6119-009-035 \$1,368.14  
MUNYAL, CHANDRU D AND  
JYOTI C SITUS 1470 W 182ND ST  
LOS ANGELES CA 90248-3949 6108-017-035/S2015-020 \$4,188.42  
NAKADA, SACHIKO TR  
SACHIKO NAKADA FAMILY TRUST SITUS 13531 S MARIPOSA AVE  
GARDENA CA 90247-2003 6115-005-009 \$3,519.15  
NEIGHBORHOOD REHAB PARTNERS LLC SITUS 13524 S MARIPOSA AVE  
GARDENA CA 90247-2004 6115-006-030/S2014-010 \$364.39  
NHS NEIGHBORHOOD REDEVELOPMENT CORP SITUS 14919 S NORMANDIE AVE UNIT 17  
GARDENA CA 90247-2945 6103-029-137 \$7,478.68  
REMONDE, ROGELIO S TR R S AND L T REMONDE TRUST SITUS 17924 BRIGHTON WAY  
GARDENA CA 90248-3715 6106-039-045 \$11,903.04  
ROOTS DEVELOPMENT INVESTMENT CORPORATION SITUS 2616 W 141ST PL  
GARDENA CA 90249-2849 4059-019-017 \$10,211.33  
SOUTHERN CALIF DIST COUNCIL OF THE ASSEMBLIES OF GOD INC AND FIRST ASSEMBLY OF GOD OF GARDENA SITUS 16308 S MANHATTAN PL  
GARDENA CA 90247-4618 4066-013-007 \$5,973.60  
SPARKLETT'S DRINKING WATER CORP SITUS 221 E ALONDRA BLVD  
GARDENA CA 90248-2807 6125-004-004 \$113,727.21  
SITUS 233 E ALONDRA BLVD  
GARDENA CA 90248-2807 6125-004-005 \$103,336.84  
SYNOD OF SO CALIF SITUS 14420 CRENSHAW BLVD  
GARDENA CA 90249-3143 4064-012-014 \$2,562.35  
SYNOD OF SOUTHERN CALIFORNIA SITUS 14412 CRENSHAW BLVD  
GARDENA CA 90249-3143 4064-012-015 \$2,460.00  
URABE, JAMES M AND  
ALYCE F TRS URABE FAMILY TRUST SITUS 15808 S HOOVER ST  
LOS ANGELES CA 90247-4532 6120-012-009 \$5,882.45  
VELASCO, JAVIER M AND  
EVANGELINA G SITUS 3140 W 154TH ST  
GARDENA CA 90249-4014 4070-011-004 \$4,041.29  
VIZZINI, ELIZABETH A SITUS 15607 BONSALE AVE  
LOS ANGELES CA 90247-4235 6120-009-013 \$3,556.29  
WARD, PATRICIA A TR  
PATRICIA A WARD TRUST SITUS 15509 S LORELA AVE  
GARDENA CA 90248-2332 6129-024-051 \$3,412.81  
YUN, RAY SITUS 300 E VICTORIA ST  
CARSON CA 90746-1804 7339-010-015/S2014-010/S2015-010 \$8,389.00  
CN963407 556  
Aug 29, Sep 5, 12, 2019

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TUS 14714 S DENVER AVE LOS ANGELES CA 90248-1621 6119-009-035 \$1,368.14  
MUNYAL, CHANDRU D AND JYOTI C SITUS 1470 W 182ND ST LOS ANGELES CA 90248-3949 6108-017-035/S2015-020 \$4,188.42  
NAKADA, SACHIKO TR SACHIKO NAKADA FAMILY TRUST SITUS 13531 S MARIPOSA AVE GARDE-NA CA 90247-2003 6115-005-009 \$3,519.15  
NEIGHBORHOOD REHAB PARTNERS LLC SITUS 13524 S MARIPOSA AVE GARDENA CA 90247-2004 6115-006-030/S2014-010 \$364.39  
NHS NEIGHBORHOOD REDEVELOPMENT CORP SITUS 14919 S NORMANDIE AVE UNIT 17 GARDENA CA 90247-2945 6103-029-137 \$7,478.68  
REMONDE, ROGELIO S TR R S AND L T REMONDE TRUST SITUS 17924 BRIGHTON WAY GARDENA CA 90248-3715 6106-039-045 \$11,903.04  
ROOTS DEVELOPMENT INVESTMENT CORPORATION SITUS 2616 W 141ST PL GARDENA CA 90249-2849 4059-019-017 \$10,211.33  
SOUTHERN CALIF DIST COUNCIL OF THE ASSEMBLIES OF GOD INC AND FIRST ASSEMBLY OF GOD OF GARDENA SITUS 16308 S MANHATTAN PL GARDENA CA 90247-4618 4066-013-007 \$5,973.60  
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