

## FBN Legal Notices-GV

90504. Registered Owners: JANETT SANTIAGO, 3435 ARTESIA BLVD APT 13, TORRANCE, CA 90504. This business is conducted by: Individual. The date registrant started to transact business under the fictitious business name or names listed above: 1/2020. Signed: JANETT SANTIAGO. This statement was filed with the County Recorder Office:

**Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at [risagoodwill@gmail.com](mailto:risagoodwill@gmail.com). Her website is [www.nightlightnews.com](http://www.nightlightnews.com).**

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# Garden Valley NEWS



15056 S. Vermont Avenue  
Gardena, CA 90247  
310-294-8351

[www.gardenvalleynews.org](http://www.gardenvalleynews.org)

Durham, Feb. 4, 2016  
112th Year No. 5  
**Sill! 25 cents**



## Check out the GVN online

[www.gardenvalleynews.org](http://www.gardenvalleynews.org)

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Items which's happening around town

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**GVN ATHLETE OF THE WEEK.**  
Will we soon win?

**TANK'S POETRY.**  
By Cassie will return soon

## Marching in the spirit of Dr. King

Garden, although overshadowed, at times among the many people parades in the South Dr. Martin Luther King Jr. Parade and Festival March 15. The parade started at Van Ness and Marine avenues, traveled north along Van Ness and disbanded at Rowley Park. A special Youth Night program took place March 15, with student winners in many cases honored by the Dr. Martin Luther King Jr.-Cultural Commission.

*Photos by Gary Koltun*





About, the Giuliano family of the Giuliano's Delicatessen and Bakery of Gardena served as the parade's community good mascot. Brothers Rick, left, and Mike Giuliano received serious honors following the parade during a ceremony at Rowley Park. Photo at right, Honorary City Clerk David Marshall, Mrs. Christine Mangiatini is at center during the ceremonial activities after the parade.



## GV Lions to honor Charlotte Lynch

**BY FRANK OLSON**  
STAFF WRITER FOR GVN

Garden's athletic Charlotte Lynch will receive the Garden Valley Lion Community Recognition Award Feb. 17 during the 51st Lions Club Banquet in the 81 Palms Inn Restaurant in Gardena.

This year marks the club's 44th commemorative banquet and will begin with a cocktail bar at 6:30 p.m., followed by dinner at 7.

Lynch was elected president of the club last year. Her salary is \$30 an hour as before Feb. 15. Lynch will have their choice of chicken, beef or fish. Contact GVN Lions Club President Bob Rupp at 310-756-1030.

Garden resident Lynch was born and raised in southern Minnesota. Her young life was always very busy and she engaged in numerous activities and volunteering. After earning a BS in Nursing at Western State University, she worked for one year in Rochester, Minn. as a Public Health Nurse.

An adventurous type, she relocated to southern California where she found employment as a public health nurse working with the Los Angeles County Department of Health Services. Among the way she married and helped raise two sons and became very involved with volunteer work.

Returning from Los Angeles County after 27 years of service, Lynch continued to volunteer her time and continues to do so to this day.

When the youngest son attended college, she moved to the area.

*\* new section added*



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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BARBARA L. BANKS AKA BARBARA LYNN BANKS, A PETITION FOR PROBATE has been filed by NICHOLAS STOKES in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that NICHOLAS STOKES 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



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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: 02/05/20 at 8:30AM in

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Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of let-

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ters 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 RAVEN C. VILTZ, ESQ. - SBN 198904 LAW OFFICE OF RAVEN C. VILTZ 110 SOUTH LA BREA AVENUE, SUITE 240 INGLEWOOD CA 90301 1/9, 1/16, 1/23/20 **CNS-3329263#** **GARDENA VALLEY NEWS**  
**Gardena Valley News 1/9,16,23/2020-91845**

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A PETITION FOR PROBATE has been filed by DOUGLAS A. BANKS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DOUGLAS A. BANKS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/05/20 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of let-

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**Gardena Valley News 1/9,16,23/2020-91846**

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DATED 10/13/2006. 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 10/25/2006 as Instrument No. 06 2365570 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: RUBEN AGUIRRE AND ALICIA AGUIRRE, HUSBAND AND WIFE AS JOINT TENANTS, 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: 02/07/2020 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 841 WEST 148TH STREET, LOS ANGELES (GARDENA AREA), CALIFORNIA 90247 APN#: 6119-024-008 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

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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 \$328,015.03. 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. 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 714-730-2727 for information regarding the trustee's sale or visit this Internet Web site www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case 00000006226294. 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: AGENCY SALES and POSTING 714-730-2727 www.servicelinkASAP.com BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 01/06/2020 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-4714815 0 1 / 1 6 / 2 0 2 0 , 0 1 / 2 3 / 2 0 2 0 , 0 1 / 3 0 / 2 0 2 0 **Gardena Valley News 1/16,23,30/2020-91894**

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APN: 6103-021-009 T.S. No.: 2019-2058 Order No. 1356980CAD NOTICE OF TRUSTEE'S SALE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/20/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by cashier's check drawn on a state of 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

- PUBLIC NOTICE IS HEREBY FURTHER GIVEN THAT allocations of the 46th Year 2020-2021 CDBG funds will be recommended to the City Council after the Public Comment Period and Public Hearing and during the development of the FY 2020-2021 Action Plan: One Year use of Funds.
- The City of Gardena receives an annual allocation of Community Development Block Grant funds (CDBG) from the United States Department of Housing and Urban Development (HUD). **For FY 2020-2021, the City is estimated to have available \$600,000.** The City may use up to 20% of its annual allocation towards CDBG-related administration, which for FY 2020-2021 is estimated to equal \$120,000. In addition, a maximum of 15% of the CDBG allocation may be used for public services, which for FY 2020-2021 is estimated at \$90,000. The remaining allocation may be used for other activities determined to be eligible under HUD guidelines. CDBG funds must be programmed to give maximum feasible priority to activities which will benefit low and moderate income families and/or aid in the prevention or elimination of slum and blight. The following activities under the HCDA Act, as amended, are eligible conditioned upon the maximum feasible priority:
- (a) Acquisition of real property
  - (b) Disposition or retention of real property acquired with CDBG funds
  - (c) Public facilities and improvements
  - (d) Clearance and demolition activities
  - (e) Public services
  - (f) Interim assistance to physically deteriorating areas
  - (g) Payment of non-Federal grant-in aid program
  - (h) Urban renewal completion
  - (i) Removal of architectural barriers
  - (j) Privately owned utilities
  - (k) Construction of housing assisted under Section 17 of U.S. Housing Act of 1937
  - (l) Residential rehabilitation and preservation
  - (m) Special economic development and community development activities
  - (n) Planning and administration

PUBLIC NOTICE IS HEREBY FURTHER GIVEN THAT the matter of reviewing the City's participation in the Community Development Block Grant program has been set for Public Hearing on Wednesday, February 12th, 2020 at 6:30 p.m., in the Nakaoka Community Center, 1670 West 162nd Street, Gardena, California. All persons interested in this matter or subjects related thereto may attend the public hearing and may present any testimony and evidence deemed relevant to the City's 46th year CDBG program.

PUBLIC NOTICE IS HEREBY FURTHER GIVEN THAT any person who is unable to attend this hearing may submit comments during the 30-day period ending February 28, 2020 in writing, by telephone or in person to: Mary Simonell, Administrative Analyst III, City of Gardena, 1700 W. 162nd Street, Gardena, California 90247, (310) 217-9655.

This notice is dated this 23rd day of January 2020.  
**Gardena Valley News 1/23,2/6/2020-92398**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DOROTHY J. BANKS AKA DOROTHY JEAN BANKS CASE NO. 20STPB00018

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DOROTHY J. BANKS AKA DOROTHY JEAN BANKS.

SUMMARY OF ORDINANCE NO. 1815

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, REPEALING CHAPTER 15.04 OF THE GARDENA MUNICIPAL CODE AND ADOPTING A NEW CHAPTER 15.04 WHICH ADOPTS BY REFERENCE THE 2019 CALIFORNIA STATE BUILDING STANDARDS CODE, WITH AMENDMENTS, EXCEPT PART 9, AND READOPTS SECTION 15.04.020 RELATING TO FEES**

Date Introduced: January 14, 2020 Date to be Adopted: February 11, 2020

The Gardena City Council will consider for adoption Ordinance No. 1815.

California law requires cities to adopt the California Building Standards Code ("CBSC"). Ordinance 1815 which if adopted will repeal Chapter 15.04 of the Gardena Municipal Code and adopt a new chapter 15.04 which adopts by reference the 2019 California State Building Standards Code, with amendments that are designed to create uniform standards among the cities in this region to deal with seismic safety and local climatic conditions, except Part 9, and will readopt section 15.04.020 relating to fees.

Statements herein are intended as a summary description of the ordinance contents. A certified copy of the full ordinance is available for viewing at the City Clerks' office at City Hall, located at 1700 W. 162nd Street, Gardena, CA 90247.

Dated this 23rd day of January 2020

/s/ MINA SEMENZA, CITY CLERK  
**Gardena Valley News 1/23/2020-92365**

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000006226294 Title Order No.: 160259161 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,

SUMMARY OF ORDINANCE NO. 1811

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, ENACTING A TRANSACTIONS AND USE TAX (SALES TAX) TO BE ADMINISTERED BY THE DEPARTMENT OF TAX AND FEE ADMINISTRATION, SUBJECT TO ADOPTION BY THE ELECTORATE**

Ordinance No. 1811, a measure submitted to the voters for consideration of adding a municipal code Chapter 3.14 imposing a transactions and use tax (sales tax).

Ordinance No. 1811 was introduced by the Gardena City Council at a regular meeting held on November 26, 2019. Second reading of the Ordinance is scheduled for the regular City Council meeting on February 11, 2020, at City Hall, located at 1700 W. 162nd Street, Gardena, CA 90247. The full text of Ordinance 1811 is on file in the City Clerk's Department. The ordinance become operative upon a majority vote of the electorate scheduled for March 3, 2020.

Statements herein are intended as a summary description of the ordinance contents. A certified copy of the full ordinance is available for viewing at the City Clerks' office at City Hall, located at 1700 W. 162nd Street, Gardena, CA 90247.

Dated this 23rd day of January 2020

/s/ MINA SEMENZA, CITY CLERK  
**Gardena Valley News 1/23/2020-92366**



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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: Karina Carrillo, a Married Woman as her sole and separate property. Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 2/25/2019, as Instrument No. 20190162582 in book XX, page, XX of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 2/6/2020 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other reasonable estimated charges: \$58,428.35 Street Address or other common designation of purported real property: 1723 west 150th Street Gardena CA 90247 A.P.N.: 6103-021-009. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown

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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 SALES INFORMATION, PLEASE CALL (855)986-9342, or visit this Internet Web site www.superiordefault.com using the file number assigned to this case 2019-2058. 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 1/2/2020. S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION. 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362 (818)991-4600. By: Colleen Irby, Trustee Sale Officer. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. (1/16/20, 1/23/20, 1/30/20 TS# 2019-2058 SDI-17142) **Gardena Valley News 1/16,23,30/2020-91916**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DORIS J. PEDERSON, also known as DORIS JEAN PEDERSON, DORIS PEDERSON CASE NO. 20STPB00011**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DORIS J. PEDERSON, DORIS JEAN PEDERSON, DORIS PEDERSON. A PETITION for Probate has been filed by: DANA PEDERSON in the Superior Court of California, County of Los Angeles. The Petition for Probate requests that DANA PEDERSON 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

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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: **02/3/2020 at 8:30 AM, Dept. 4, 111 North Hill Street, 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: Nicole R. Plottel, 466 Vallombrosa Ave., Chico, CA. (530) 893-2882 **Gardena Valley News-1/16,23,30/2020-91949**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KARL T. LEE CASE NO. 20STPB00021**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KARL T. LEE. A PETITION FOR PROBATE has been filed by CYNTHIA LEE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CYNTHIA LEE be appointed as personal representative to administer the estate of the decedent.

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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: 02/03/20 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 JEROME S. SNYDER - SBN 214104 LAW OFFICE OF JEROME SNYDER 12881 KNOTT ST. #101 GARDEN GROVE CA 92841

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BSC 217886 1/16, 1/23, 1/30/20 **CNS-3330207# GARDENA VALLEY NEWS**  
**Gardena Valley News 1/16,23,30/2020-91950**

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NOTICE OF TRUSTEE'S SALE T.S. No.: 2019-04759 A.P.N.: 6105-013-024 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. [PURSUANT TO CIVIL CODE 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE 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 5/2/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: VISION ADELANTE, A CALIFORNIA CORPORATION Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925) 272-4993 Deed of Trust Recorded 5/13/2019 as Instrument No. 20190435106 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/7/2020 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766

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Amount of unpaid balance and other charges: \$651,476.80 Street Address or other common designation of real property: 1527 AND 1529 WEST 160TH STREET GARDENA, CA 90247 to be sold: A.P.N.: 6105-013-024 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid 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 714-730-2727 or visit this Internet Web site www.servicelinkASAP.com, using the file number assigned to this case 2019-04759. 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

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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. Date: 1/9/2020 Entra Default Solutions, LLC Katie Milnes, Vice President A-4715265 01/16/2020, 0 1 / 2 3 / 2 0 2 0 , 0 1 / 3 0 / 2 0 2 0 **Gardena Valley News 1/16,23,30/2020-92062**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KEI OGATA CASE NO. 20STPB00217**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KEI OGATA. A PETITION FOR PROBATE has been filed by PHYLLIS OGATA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that PHYLLIS OGATA be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/10/20 at 8:30AM in Dept. 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

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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 ANGELA KIL, ESQ. - SBN 260237 CARICO MACDONALD KIL & BENZ LLP 841 APOLLO STREET, SUITE 450 EL SEGUNDO CA 90245 1/16, 1/23, 1/30/20 **CNS-3332146# GARDENA VALLEY NEWS**  
**Gardena Valley News 1/16,23,30/2020-92176**

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**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 19NWCP00483**  
TO ALL INTERESTED PERSONS: Petitioner: MANDY YIEN WU on behalf of JESSICA filed a petition with this court for a decree changing names as follows: JESSICA AKA JESSICA ANDREA WU to JESSICA ANDREA WU. 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 March 04, 2020 1:30 p.m., Dept. C Room: 312 Superior Court Norwalk Courthouse 12720 Norwalk Blvd. Norwalk, CA 90650**  
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: Dec 23 2019 Margaret M. Bernal Judge of the Superior Court **Gardena Valley News 1/23,30,2/6,13/2020-92427**