

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANET Y. YAMASHITA CASE NO. 21STPB12131

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of JANET Y. YAMASHITA. A PETITION FOR PROBATE has been filed by DONALD HISAO YAMASHITA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DONALD HISAO YAMASHITA be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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 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: 01/31/22 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 JANE LEE - SBN 231870 PETER KEON - SBN 224452 KAVESH, MINOR & OTIS, INC. 990 WEST 190TH STREET SUITE 500 TORRANCE CA 90502 1/6, 1/13, 1/20/22 CNS-3542235# GARDENA VALLEY

NEWS Gardena Valley News 1/6,13,20/22-113779

NOTICE OF TRUSTEE'S SALE TS NO. CA-21-892105-AB Order No.: 170056989-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/26/2006. 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 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): MUIBI ADA SALAMI AND EKINADOESE M SALAMI, NOT STATED Recorded:

1/31/2006 as Instrument No. 06 0229295 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/10/2022 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: \$910,139.57 The purported property address is: 756 W 173RD PLACE, GARDENA, CA 90247 Assessor's Parcel No.: 6121-017-022 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the

mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-21-892105-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-21-892105-AB to find the

date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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 Cam-

ino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-21-892105-AB ID-SPub #0176034 1/20/2022 1/27/2022 2/3/2022

Gardena Valley News 1/20,27,2/3/22-113888

T.S. No.: 200828269 Notice of Trustee's Sale Loan No.: 291797 Order No. 05942308 APN: 4063-005-040 You Are In Default Under A Deed Of Trust Dated 12/23/2019. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the

Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: DHUD Investments, a California Corporation Duly Appointed Trustee: Aztec T.D. Service Co. Recorded 1/3/2020 as Instrument No. 20200007874 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/3/2022 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$622,039.71 Street Address or other common designation of real property: 1843 W 152nd St Gardena, CA 90249 A.P.N.: 4063-005-040 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

ESOTERIC ASTROLOGY AS NEWS FOR WEEK JANUARY 19 - 25, 2022

SUN ENTERS AQUARIUS, NODES SHIFT - THE NARRATIVE CHANGES

Mercury and Venus are still retrograde. Under retrogrades, it is a good time to study. Below is a beginning study of two aspects in astrology that are very important. These are the North and South Nodes, two very important points in every astrology chart. In Vedic (Hindu) astrology they are referred to as the Dragon points. The nodes are not planets or signs. They are points in space created by the Moon's path crossing the Sun's path. They are like a loop or a tie or a binding together of the path of the Sun and the Moon, two cosmic principles, solar and lunar, and a binding together of the past and present/future. The North Node faces the North Pole, the South Node, the South Pole.

These points drift opposite each other through the months. Positions in astrology create integration. With the nodes, the past integrates into our present/future.

This week, Wednesday, January 19, as the Sun enters Aquarius, the nodes will change signs and this will shift humanity's narrative. From Gemini north node we shift to Taurus north node, from Sagittarius south node to Scorpio south node! Scorpio? Oh! many are saying!

Every eighteen months, both nodes, always opposite each other, change signs. North Node represents the Sun, our present/future. Our dharma (tasks, purpose). South Node represents the moon, past lifetimes.

The nodes hold gifts. North Node - the gifts we are to develop in the present lifetime. South Node - the gifts, talents and abilities we have developed over lifetimes. We are most comfortable and familiar with the area of our life where our south node is.

Each node has a task. South Node gathers together our past lives' experiences, talents and abilities and these create stepping stones that, over a lifetime, lead us to our North Node. Here we then proceed forward into new life tasks. We meet our dharma, our purpose and the present/future life tasks to be developed this lifetime.

The South Node provides us with all that we need to remember to develop our purpose and present life abilities. The North Node abilities are yet to be developed. The Nodes are the Path we traverse each lifetime and they are deeply connected to our Rising Sign (life purpose). (...more next week)

ARIES: You may be dreaming more often, feeling more intuitive, perhaps sometimes confused, more sensitive, inspired and insightful. Study, prayer, meditation, contemplation and a bit more repose are good for you. They cultivate compassion and a deeply caring way of being. When you find yourself in a group calling you to lead and help create the future era, all needed skills, tools and virtues appear. The new world is what you are to initiate.

TAURUS: You have one task now - a focus upon health. Tend to joints and bones, hands, thumbs, arms, knees, feet and most of all your heart, not allowing anxiety or stress, eating calming Ayurvedic foods. Swimming in warm salt pools is recommended. Use practicality to care for yourself. You must choose daily - to be out and about in the sun, even if it's snowing. Remaining at home is best. Figure out your spring garden. This helps you build towards perfect health. Begin each day facing the early morning Sun. No glasses, eyes

wide open, feet on the ground.

GEMINI: Something revelatory happens between you and the world, you and work, you and Venus and Mercury (retrograde now), and you and your inner life. You're inspired, encouraged and guided from within. With careful study, years of preparation, and viewing the past in terms of cultivating your gifts, a spiritual pathway appears. Previous choices and commitments are understood, and gratitude settles in your heart. The next festival is Candlemas, February 2. Plan on observing it. Bring all your candles out.

CANCER: What have you been feeling and thinking of during these days of change? Do you sense you're being introduced to new qualities within yourself, a new identity emerging? Do these days make you feel generous and at home? Is there a new reality or interest presenting itself? You want to participate fully. But you know it's not quite the right time yet. Are you cleaning, singing, reading, redecorating, expanding your foundation? Love is close by.

LEO: You're becoming more perceptive, intuitive and enlightened and this affects those you work with. Someone, something (words, ideas, memories of someone in particular) creates a shift and deeper awareness of how you presented yourself in past relationships. Your mind sorts through previous ideas of intimacy. You wonder if you shared yourself and loved enough. There's sadness sometimes, as old dreams reappear. You hear a voice saying...Love is patient, love is kind, even when it's difficult, which means you're learning.

VIRGO: You will relate better with others, especially those close to you, if you offer love - pure, ceaselessly,

unqualified and unconditional, with kindness and patience. Love is something many of us need yet to learn. We don't quite know how to love. Or even what love is. But when we do love, we flourish and thrive and discover greater support and needed guidance. Challenging others doesn't work. Curiosity, listening, care and compassion do. They nourish all thirsty hearts. Your heart too.

LIBRA: Think, visualize and pray daily for all that you want and need your life to be. Include beauty, happiness, forgiveness, creativity, art and loving relationships partnerships. If you're not sure of your needs, ask yourself each day, "What are my hopes, wishes and dreams? What are my abilities and gifts?" In the coming months, you become stronger, more resilient. Take cautionary care with money and resources. You need fishes in a fish bowl and an apricot canary.

SCORPIO: Use your imagination, resources and investments in terms of preparing for the future. Find a forward-thinking money manager. Catherine Austin Fitts is one who helps humanity understand present and past money issues. Think seriously about a new economy needing to unfold. It's not digital. Keep cash on hand. Don't speculate in the old economy. Consider precious metals. Study books on greenhouses and bioshelters and the resources needed to create these environments. You then become the forward-thinking disciple.

SAGITTARIUS: The planets are affecting your sense of self, your identity, your money, your family, home situation, creativity and possibilities in terms of relationships, partnerships, and for some, marriage. So many

different realities pulsing and shifting here and there and all about. Something kind and benevolent, something sacrificial and something remembered in your family occurs. Are relatives and loved ones on your mind? Your remembering creates the needed loving contact.

CAPRICORN: You're thinking optimistically about doing something new in the field of art to be presented to the world. It combines your talents and gifts. You want to bring more grace, goodness, ease and beauty to your life and the life of humanity. You recognize everyone's doing their very best, especially you, and you're asking for more opportunities. Begin writing (journaling) in earnest and even drawing what you want to do, who you want to be and how you want to serve the world. Then your next creative endeavor appears.

AQUARIUS: Money and resources are going through a definite change. You want adequate money in order to stabilize yourself in the future. This means more attention to the well-being of your finances. Don't forget to always help others. When we serve others, our needs are always taken care of. What we give to others is returned to us in greater measure. The charts show a focus on home, past, present and future. Follow what calls to you. It loves you.

PISCES: Neptune in Pisces brings forth revelations and visions. Neptune blends many realities into one reality. Order, organization and specifics dissolve away. Be aware and observe this occurring. Neptune is not the planet of detail. It's the planet of refinement, of parting the veils, of creative imagination and realms where dreams are. Neptune transits can make us experience exhaustion. Magnesium, Vitamins A, B, C & D3 (sunlight) help stabilize the body. Tend very carefully to health in these times. Everyone is vulnerable. Especially the tender fishes.

clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 200828269.

Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website www.tlssales.info, using the file number assigned to this case 200828269 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think

you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 1/5/2022 Aztec T.D. Service Co. by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (818) 848-8960 Sale Line: (877) 440-4460 BY: Max Newman, Trustee Sale Officer

Gardena Valley News 1/13, 20, 27/2022-114007

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEANNETTE MAXINE BISHOP SIMS AKA JEANNETTE M. BISHOP SIMS AKA JEANNETTE M. BISHOP-SIMS CASE NO. 22STPB00010

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JEANNETTE MAXINE BISHOP SIMS AKA JEANNETTE M. BISHOP SIMS AKA JEANNETTE M. BISHOP-SIMS.

A PETITION FOR PROBATE has been filed by WILLIAM JERON SIMS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that WILLIAM JERON SIMS 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 per-

sonal representative to take any 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: 02/07/22 at 8:30AM in Dept. 11 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

SUMMARY OF URGENCY ORDINANCE NO. 1838

AN URGENCY ORDINANCE OF THE CITY OF GARDENA, CALIFORNIA, ADOPTING CHANGES TO TITLE 17 (SUBDIVISIONS) AND TITLE 18 (ZONING) IMPLEMENTING SENATE BILL 9 RELATING TO THE CREATION OF URBAN LOT SPLITS AND TWO RESIDENTIAL UNITS PER LOT

Date Introduced: January 11, 2022 Date Adopted: January 11, 2022

Urgency Ordinance No. 1838 implements Senate Bill 9 which requires the City to ministerially approve 2 residential units on a single-family lot and to ministerially approve a lot split on a single-family lot. In addition to the state mandated standards the Ordinance implements additional objective standards including: the underlying provisions of the R-1 zone will apply to the extent not covered by the ordinance; landlocked parcels must have an easement of at least 10 feet in width and connect to the same curb cut and apron as the other parcel on the map; no flag lots will be allowed; front yard setbacks shall generally be required to be 20 feet.

THE ABOVE IS A SUMMARY OF URGENCY ORDINANCE NO. 1838, which was introduced and adopted by the Gardena City Council on January 11, 2022 by the following roll call vote: AYES: Mayor Pro Tem Tanaka, Council Members Henderson and Kaskanian, and Mayor Cerda. NOES: Council Member Francis. ABSENT: None.

Dated this 20th day of January 2022

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 1/20/2022-114214

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 ROBERT L. COHEN, ESQ. SBN 150913, LAW OFFICES OF ROBERT L. COHEN, INC. 8081 ORANGETH-ORPE AVE. BUENA PARK CA 90621 1/13, 1/20, 1/27/22

CNS-3544851# GARDENA VALLEY NEWS Gardena Valley News 1/13,20,27/22-114021

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22TRCP00001

TO ALL INTERESTED PERSONS: Petitioner: THU DAVID NGOC filed a petition with this court for a decree changing names as follows: THU DAVID NGOC to THU NGOC NGUYEN.

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 03/11/2022

9:00 a.m., Dept. B Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News DATE: 01/03/2022 Gary Y. Tanaka Judge of the Superior Court **Gardena Valley News 1/13, 20, 27, 2/3/2022-114037**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22CMCP00001

TO ALL INTERESTED PERSONS: Petitioner: FAUSTINA ANN INO filed a petition with this court for a decree changing names as follows: FAUSTINA ANN

INO to FAUSTINA ANN ULUGALU. 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 03/29/2022

8:30 a.m., Dept. A Room 904 Los Angeles Superior Court 200 West Compton Blvd Compton, CA 90220

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: 01/03/2022

Thomas D. Long Judge of the Superior Court **Gardena Valley News 1/13, 20, 27, 2/3/22-114039**

NOTICE OF TRUSTEE'S SALE TS No. CA-19-875487-NJ Order No.: 191264138-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/9/2009. 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 accrued 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 BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): JOEL SALAZAR AND ARMIDA SALAZAR, HIS WIFE, AS JOINT TENANTS Recorded: 8/6/2009 as Instrument No. 20091207085 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/22/2022 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 accrued balance and other charges: \$60,163.18 The purported property address is: 13206 S VERMONT AVENUE, GARDENA, CA 90247 Assessor's Parcel No.: 6117-030-005 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this Notice of Sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file

number assigned to this foreclosure by the trustee: CA-19-875487-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-19-875487-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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 trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney. If

CITY OF GARDENA

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, February 1, 2022, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the following:

Environmental Assessment #8-21 Site Plan Review #4-21

REQUEST: The applicant is requesting site plan approval for the construction of a new 3,720 square-foot multi-tenant commercial building with a drive-thru in the Commercial (C-2) and Mixed-Use Overlay zones that qualifies for a categorical exemption from the provisions of the California Environmental Quality Act, pursuant to Guidelines Section 15303(c), New Construction Projects.

**Project Location: 15106 South Western Avenue (APN: 6103-018-027)
Applicant: Sarah Withers**

The hearings will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/> no later than **January 28, 2022.**

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing PlanningCommissioner@cityofgardena.org, or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9530.

Amanda Acuna,
Senior Planner

Gardena Valley News 1/20/2022-114302

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. 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. Date: Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711

For NON SALE information only Sale Line: 916-939-0772 Or Lo-

gin to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-

7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-19-875487-NJ IDSPub #0176189 1/20/2022 1/27/2022 2/3/2022

erty described above is purported to be: 13008 CASIMIR AVENUE, GARDENA, CALIFORNIA 90249-1629 APN#: 4060-011-029 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 \$377,690.78. 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 post-

**CITY OF GARDENA
NOTICE INVITING BIDS**

**for
GTRANS ON-STREET BUS SIGNAL PRIORITY
SYSTEM PROJECT
PROJECT NO. JN 510**

Plans and Specifications are available through ARC Document Solutions. Please be advised that there is an additional charge for delivery. Upon payment of the purchase price, they become the property of the purchaser and may not be returned for refund. You may access the plans through the following website under Public Planroom:

www.crplanwell.com

For help accessing and ordering, please contact a Planwell Administrator at 562.436.9761.

Notice is hereby given that the City of Gardena will receive sealed bids at the office of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until 1:00 PM on Feb. 16, 2022, and shortly thereafter on this same day, they will be publicly opened and read in the City Council Chambers.

Due to COVID-19 directives, City Hall is closed to the public. As a result, the bid opening will be conducted in video conferencing using ZOOM.US. City Clerk staff members are working regular business hours and are available to accept sealed bid(s). It is highly recommended to mail or drop off bids within the sufficient time. For drop off bids, City Hall entrance has posted City Clerk's Office phone number (310) 217-9565, they will be available to come out and accept bids at your call.

The information to join the bid opening via ZOOM is the following:

Topic: Bid Opening

Time: 1:00 PM on February 16, 2022 (Shortly thereafter the deadline)

Join ZOOM Meeting

<https://us02web.zoom.us/j/6240599732>

Meeting ID: 624 059 9732

Dial by phone: +1 669-900-9128 US

Should you have any questions or concern in delivering a bid or joining the ZOOM Meeting, please contact City Clerk's office at (310) 217-9565 or via email at cityclerk@cityofgardena.org.

At the time designated for receiving sealed bids on said Project, the bids will be publicly opened, examined, and read aloud.

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. JN 510**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder.

Bids are required for the entire work as described below: The project shall include all traffic signal improvements as shown the plans, including the installing WLAN system, furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Specifications, and Contract Documents for the above stated project. The general items of work include installation of City-furnished WLAN bridge radios, two-way 2.4GHZ splitters, mounting brackets, panel antennas, as well as furnishing and installing radio mounting poles, power connectors, Cat5 connectors, and other appurtenant work items not mentioned that are required by the plans and specifications to complete the WLAN system installation.

ENGINEER'S ESTIMATE: \$112,000

The time of completion of contract shall be **[60] working days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **[\$500] per each consecutive calendar day**.

Each bidder must submit a proposal to the City, c/o City Clerk in accordance with the Plans and Specifications. Said proposal is to be accompanied by a cash deposit, a certified or cashier's check, or a bidder's bond, made payable to the City of Gardena, in an amount not less than 10 percent of the total bid submitted.

The envelope enclosing the proposal shall be sealed and addressed to the City of Gardena c/o City Clerk, and delivered or mailed to the City at 1700 W. 162nd Street, Gardena, California 90247-3778. The envelope shall be plainly marked in the upper left-hand corner as follows: **ATTENTION: CITY, c/o CITY CLERK**

(Bidder's Name and Address)

(Number and title of this project)

The successful bidder will be required to furnish a faithful performance bond in the amount of 100 percent of the contract price, and a payment bond in the amount of 100 percent of the contract price, both in a form satisfactory to the City Attorney.

The contractor shall have an active **Class "A"** license from the Contractor's State License Board at the time of submitting bid.

Pursuant to Public Contract Code Section 22300, the Contractor may, at Contractor's sole cost and expense, substitute securities equivalent to any monies withheld by the City to insured performance under the contract unless applicable federal regulations or policies do not allow such substitution. Such security shall be deposited with the City, or a state or federally chartered bank as escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Contractor shall be the beneficial owner of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. No such substitution shall be accepted until the escrow

agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

The City reserves the right to reject any or all bids and to waive any informality or irregularity in any bid received and to be the sole judge of the merits of the respective bids received. The award, if made, will be made to the lowest responsive responsible bidder.

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws"). Copies of such prevailing rates of per diem wages are on file at the Gardena City Clerk's office and the office of the City Engineer, and copies shall be made available to any interested party on request. The prevailing rates of per diem wages referred to herein are hereby made a part of this Notice by reference.

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under it shall comply with the requirements of said sections in the employment of apprentices. The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) in a format prescribed by the Labor Commissioner no less than monthly.

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing.

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the Labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

These requirements will apply to all public works projects that are subject to the prevailing wage requirements of the Labor Code without regard to funding source.

The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at <http://www.dir.ca.gov/DLSR/PWD/index.htm>).

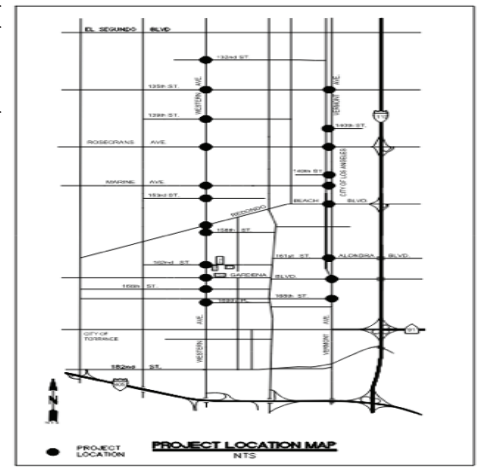
Skilled and Trained Workforce: This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Contract Code.

Award of Contract: The following are conditions to the award of the contract:

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5, subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and

II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Jun De Castro, Public Works Engineering Division at 310 217-9642.



**CITY OF GARDENA
NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on
Tuesday, February 1, 2022, at 7:00 p.m.,** the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the following:

**Environmental Assessment #14-21, Site Plan Review #6-21,
Conditional Use Permit #5-21; Conditional
Use Permit #6-21**

REQUEST: The applicant requests the following to develop four-story, 121-unit single room occupancy development housing development on a one-acre property:

1. Site Plan Review (SPR #5-21) to construct a four-story, single room occupancy housing development along Western Avenue;
2. Conditional Use Permit (CUP #5-21) to permit the construction 121 single room occupancy ("SRO") residential units in the Industrial (M-1) zone per Section 18.36.030.P of the Gardena Municipal Code (GMC);
3. Conditional Use Permit (CUP #6-21) to permit the construction of a six-tier automated parking structure per GMC Section 18.40.080;
4. Density Bonus to allow the density and FAR increase as the project includes seven affordable units; and
5. Direct staff to file a Notice of Exemption for a Class 32 exemption pursuant to CEQA Guidelines section 15332 for an in-fill development project.

**Project Location: 13126 S. Western Avenue
(APN: 6102-006-013)**

Applicant: West Realty Group, Inc.

Applicant's Representative: Lee Johnson

The hearings will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/> no later than **January 28, 2022**.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing PlanningCommissioner@cityofgardena.org, or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9530.

Amanda Acuna,
Senior Planner

Gardena Valley News 1/20/2022-114303

**CITY OF GARDENA
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, February 1, 2022, at 7:00 p.m., the Planning Commission of the City of Gardena will conduct a **virtual** public hearing to consider the following:

REQUEST: Consideration of a general plan amendment adopting an update to the Public Safety Plan, an Environmental Justice Element, and changes to the Implementation Program. The purpose of this meeting is for the Commission to consider the draft policy documents and make a recommendation to the Gardena City Council. This amendment to the City's General Plan is exempt from California Environmental Quality Act (CEQA) requirements per Section 15061(b)(3), Review for Exemption, of the CEQA Guidelines.

Project Location: Citywide

The hearings will take place via an on-line platform that can be accessed from your computer, smartphone, or tablet. Detailed directions for accessing this hearing will be on the City's website at <https://www.cityofgardena.org/agendas-planning-environmental-commission/> no later than **January 28, 2022**.

The related materials will be on file and open for public inspection on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to post questions during the hearing. Additionally, you are encouraged to pose any questions or comments ahead of time by emailing PlanningCommissioner@cityofgardena.org, or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Amanda Acuna,
Senior Planner

Gardena Valley News 1/20/2022-114304

Legal Notices-GV

ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDF-GROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000008840514. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder", you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDF-GROUP.COM using the file number assigned to this case 0000008840514 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR TRUSTEE SALE INFORMATION PLEASE CALL:** 833-561-0243 WWW.SALES.BDF-GROUP.COM **BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350**

Legal Notices-GV

Ontario, CA 91764 (866) 795-1852 Dated: 01/20/2022 A-4740111 0 1 / 2 0 / 2 0 2 2 , 0 1 / 2 7 / 2 0 2 2 , 0 2 / 0 3 / 2 0 2 2
Gardena Valley News 1/20, 27, 2/3/2022-114203

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JIMMY SHEFFIELD CASE NO. 22STPB00379

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JIMMY SHEFFIELD. A PETITION FOR PROBATE has been filed by TAMARA EDWARDS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that TAMARA EDWARDS 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: 02/17/22 at 8:30AM in Dept. 9 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 Cali-

Legal Notices-GV

fornia law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in this 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 ROBERT A. COHEN, ESQ. SBN 209971 COHEN LAW, A PROFESSIONAL LAW CORPORATION 28039 SMYTH DRIVE, SUITE 200 VALENCIA CA 91355 1/20, 1/27, 2/3/22 **CNS-3547402# GARDENA VALLEY NEWS Gardena Valley News 1/20, 27, 2/3/22-114261**

FBN Legal Notices-

FICTITIOUS BUSINESS NAME STATEMENT 2021-274901

The following person is doing business as: a) **KITOURE b) SEMANTIX c) TITLE-DOCTORS d) CLUTCH ACTION PHOTOGRAPHY**, 15709 S BALL AVE, GARDENA, CA 90248. Registered Owners: LEGACIE INC, 15709 S BALL AVE, GARDENA, CA 90248. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 03/2021. Signed: JAMIL HOUSTON, PRESIDENT. This statement was filed with the County Recorder Office: 12/20/2021. 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 1/6, 13, 20, 27/22-113849**

FICTITIOUS BUSINESS NAME STATEMENT 2021-269811

The following person is doing business as: a) **J-PAC b) J-PAC TRAVEL**, 5777 W CENTURY BLVD SUITE 520, LOS ANGELES, CA 90045. Registered Owners: JAPAN PACIFIC TRAVEL SERVICE INC, 5777 W CENTURY BLVD SUITE 520, LOS ANGELES, CA 90045. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious

FBN Legal Notices-

business name or names listed above: 04/2011. Signed: SHUNSUKE KOMIYA, SECRETARY. This statement was filed with the County Recorder Office: 12/13/2021. 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 1/6, 13, 20, 27/22-113850**

FICTITIOUS BUSINESS NAME STATEMENT 2021-261698

The following person is doing business as: a) **PNEUMATICPLUS.COM b) PNEUMATICPLUS.COM**, 4733 TORRANCE BLVD #902, TORRANCE, CA 90503. AI #ON 3313385. Registered Owners: GKC ENTERPRISE, INC., 4733 TORRANCE BLVD #902, TORRANCE, CA 90503. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 10/2010. Signed: MIN SEOK SUNG, VICE PRESIDENT. This statement was filed with the County Recorder Office: 12/02/2021. 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 1/6, 13, 20, 27/22-113851**

FICTITIOUS BUSINESS NAME STATEMENT 2021-275147

The following person is doing business as: **RAVA'S BOOKKEEPING**, 17705 S WESTERN AVE #16, GARDENA, CA 90248. Registered Owners: ROSSY A FLORES, 17705 S WESTERN AVE #16, GARDENA, CA 90248. 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: ROSSY A FLORES, OWNER. This statement was filed with the County Recorder Office: 12/21/2021. Notice —

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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 1/6, 13, 20, 27/22-113853**

FICTITIOUS BUSINESS NAME STATEMENT 2021-272425

The following person is doing business as: **COSS**, 1503 W MANCHESTER AVE, LOS ANGELES, CA 90047. Registered Owners: CAPRI WILSON, 14640 S HALLDAL #9, 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: CAPRI WILSON, OWNER. This statement was filed with the County Recorder Office: 12/16/2021. 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 1/6, 13, 20, 27/22-113854**

FICTITIOUS BUSINESS NAME STATEMENT 2021-275169

The following person is doing business as: **LA QUAY'S ADULT RESIDENTIAL FACILITY**, 4800 S FIGUEROA STREET, LOS ANGELES, CA 90037. Mailing address: 1538 WEST 111TH STREET, LOS ANGELES, CA 90047. Registered Owners: MARY BENSON, 1538 WEST 111TH STREET, LOS ANGELES, CA 90047 & NETTIE THOMAS, 1538 WEST 111TH STREET, LOS ANGELES, CA 90047. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 11/2010. Signed: MARY BENSON, GENERAL PARTNER. This statement was filed with the County Recorder Office: 12/21/2021. Notice — This Fictitious Name Statement expires five

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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 1/6, 13, 20, 27/22-113855**

FICTITIOUS BUSINESS NAME STATEMENT 2021-277313

The following person is doing business as: **DC SCENTS**, 11725 SIMMS AVE, INGLEWOOD, CA 90303. Registered Owners: DEMONT CRAWFORD, 11725 SIMMS AVE, INGLEWOOD, CA 90303. 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: DEMONT CRAWFORD, OWNER. This statement was filed with the County Recorder Office: 12/23/2021. 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 1/13, 20, 27, 2/3/22-112766**

FICTITIOUS BUSINESS NAME STATEMENT 2021-277317

The following person is doing business as: **DR CONSTRUCTION**, 9319 HIGHDALE STREET, BELLFLOWER, CA 90706. Registered Owners: DARCY BORMANN, 9319 HIGHDALE STREET, BELLFLOWER, CA 90706. 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: DARCY BORMANN, OWNER. This statement was filed with the County Recorder Office: 12/23/2021. 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

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another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 1/13, 20, 27, 2/3/22-113184**

FICTITIOUS BUSINESS NAME STATEMENT 2021-277319

The following person is doing business as: **HUANG & HUANG CPAS**, 19720 E. WALNUT DR. S. SUITE #205, WALNUT, CA 91789. Registered Owners: FRANK C. HUANG, 19720 E. WALNUT DR. S. SUITE #205, WALNUT, CA 91789 & JOSHUA B. HUANG, 19720 E. WALNUT DR. S. SUITE #205, WALNUT, CA 91789. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: FRANK C. HUANG, GENERAL PARTNER. This statement was filed with the County Recorder Office: 12/23/2021. 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 1/13, 20, 27, 2/3/22-113991**

FICTITIOUS BUSINESS NAME STATEMENT 2021-277324

The following person is doing business as: **NIMBUS BRANDING**, 415 EAST ALONDRA BLVD, GARDENA, CA 90248. Mailing address: 2772 ARTESIA BLVD SUITE 104, REDONDO BEACH, CA 90278. Registered Owners: LUCKY ACCESSORIES LLC, 415 EAST ALONDRA BLVD, GARDENA, CA 90248. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: ISAAC KIM, MANAGER. This statement was filed with the County Recorder Office: 12/23/2021. 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

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another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 1/13, 20, 27, 2/3/22-113990**

FICTITIOUS BUSINESS NAME STATEMENT 2021-277308

The following person is doing business as: **A & J MARKET LIQUOR**, 7889 GARFIELD AVE, BELL GARDENS, CA 90201. Registered Owners: THORNG KLOEUT, 6070 HARDING AVE, SOUTH GATE, CA 90280. 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: KLOEUT THORNG, OWNER. This statement was filed with the County Recorder Office: 12/23/2021. 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 1/13, 20, 27, 2/3/22-114043**

FICTITIOUS BUSINESS NAME STATEMENT 2022-006320

The following person is doing business as: **STEEL FOUNDATION RESOURCES**, 1964 THOREAU STREET, LOS ANGELES, CA 90047. Mailing address: 1964 THOREAU STREET, LOS ANGELES, CA 90047. Registered Owners: CHUKWUDI OJE, 1964 THOREAU STREET, LOS ANGELES, CA 90047. 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: CHUKWUDI OJE, OWNER. This statement was filed with the County Recorder Office: 01/11/2022. 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 1/20, 27, 2/3, 10/22-114266**