

Legal Notices-GV

NOTICE OF TRUSTEE'S SALE TS No. CA-19-852689-AB Order No.: 190707026-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/3/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): JOSE FRANCISCO ESTRADALEY, AND ALICIA O ESTRADA, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 3/9/2006 as Instrument No. 06 0505294 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 4/7/2022 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in

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the Vineyard Ballroom Amount of unpaid balance and other charges: \$594,547.04 The purported property address is: 1207 WEST 186TH STREET, GARDENA, CA 90248-4116 Assessor's Parcel No.: 6109-008-002 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off, 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

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this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-19-852689-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet 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-19-852689-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

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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 rights against the real property only. Date: Quality Loan Service Corporation 2763 Camino 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-19-852689-AB ID: SPub #0177030 3/10/2022 3/17/2022 3/24/2022 **Gardena Valley News 3/10,17,24/22-115842**

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APN: 6120-023-027 TS No: CA08000285-19-1 TO No: 02-21006052-01T NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 2, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE

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NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 7, 2022 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 5, 2005 as Instrument No. 05 1870415, of official records in the Office of the Recorder of Los Angeles County, California, executed by MICHAEL GONZALEZ, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MILA, INC., DBA MORTGAGE INVESTMENT LENDING ASSOCIATES, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 16122 SOUTH DENVER AVENUE, GARDENA, CA 90248 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the

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trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$443,421.38 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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

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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 Auction.com at 800.280.2832 for information regarding the sale of this property, using the file number assigned to this case, CA08000285-19-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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

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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 https://tracker.auction.com/sb1079/, using the file number assigned to this case CA08000285-19-1 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. 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: February 25, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000285-19-1 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 80432, Pub Dates: 3/10/2022, 3/17/2022, 3/24/2022, GARDENA VALLEY NEWS **Gardena Valley News 3/10,17,24/2022-115849**

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JULIA LEA KING AKA JULIA LEA HYTREK CASE NO. 22STPB01705**

Lack of speech is a sign of autism. Learn the others at [autismspeaks.org/signs](https://autismspeaks.org/signs).



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general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT AND GOODWILL of that certain business located at: 25308 CRENSHAW BLVD, TORRANCE, CA 90505 (6) The business name used by the seller(s) at said location is: JOEY'S SMOKIN' BBQ (7) The anticipated date of the bulk sale is APRIL 12, 2022 at the office of: ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648, Escrow No. 36019-KR, Escrow Officer: KIT RHOADS (8) Claims may be filed with: ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648, Escrow No. 36019-KR, Escrow Officer: KIT RHOADS (9) The last date for filing claims is: APRIL 11, 2022. (10) This Bulk Sale is subject to California Uniform Commercial

Code Section 6106.2. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. Dated: MARCH 3, 2022 SELLER: 25308 TORRANCE, INC., A CALIFORNIA CORPORATION BUYER: DIANA TRAN O R D - 8 6 1 2 0 3 GARDENA VALLEY NEWS 3/24/22 Gardena Valley News 3/24/2022-116546

NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S) (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.) Escrow No. 5862-EY NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Fed-

eral Tax Numbers, and addresses of the Seller/Licensee are: OSCAR ISAIAS PANAMENO, 15214 HAWTHORNE BLVD, LAWNDAL, CA 90260 The business is known as: PADRINO'S DRAFT HOUSE & GRILL The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: ELVIN MARTIN SIERRA PUERTO, 15214 HAWTHORNE BLVD, LAWNDAL, CA 90260 As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, GOODWILL, TRADE NAME, LEASE, LEASEHOLD IMPROVEMENT, COV-

ENANT NOT TO COMPETE AND ABC ON-SALE BEER AND WINE-EATING PLACE LICENSE #41-60506 and are located at: 15214 HAWTHORNE BLVD, LAWNDAL, CA 90260 The kind of license, to be transferred is: ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at: 15214 HAWTHORNE BLVD, LAWNDAL, CA 90260 The anticipated date of the bulk sale is MAY 9, 2022 at the office of: SAPPHIRE ESCROW, 17100 PIONEER BLVD., SUITE 110, ARTESIA, CA 90701 The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$200,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$200,000.00; TOTAL \$200,000.00 It has been agreed between the Seller/Li-

censee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Date: MARCH 9, 2022 OSCAR ISAIAS PANAMENO, Seller/Licensee ELVIN MARTIN SIERRA PUERTO, Buyer/Transferee 865489-PP GVN 3/24/22 Gardena Valley News 3/24/2022-116570

FBN Legal Notices-GV FICTITIOUS BUSINESS NAME STATEMENT 2022-047339

The following person is doing business as: MONTES ELECTRIC, 1638 W 216 ST, TORRANCE, CA 90501. Registered Owners: SALVADOR MONTES TORRES, 1638 W 216 ST, TORRANCE, CA 90501 & CHRISTIAN MONTES TORRES, 1638 W 216 ST, TORRANCE, CA 90501. This business is conducted by: COPARTNERS. The date registrant started to transact business under the fictitious business name or names listed above: 12/2021. Signed: SALVADOR MONTES TORRES, GENERAL PARTNER. This statement was filed with the County Recorder Office: 03/01/2022. 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 3/10,17,24,31/22-116064

FICTITIOUS BUSINESS NAME STATEMENT 2022-036208

The following person is doing business as: a) CHESSCLUB b) SHOPCHESSCLUB, 1826 OVERLAND AVE APT 7, LOS ANGELES, CA 90025. Mailing address: 2108 N STE N, SACRAMENTO, CA 95816. Registered Owners: MORE PIZZA PLEASE, LLC, 2108 N STE N, SACRAMENTO, CA 95816. 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: DUSTIN NGUYEN, MANGING MEMBER. This statement was filed with the County Recorder Office: 02/14/2022. No-

tice — 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 3/10,17,24,31/22-116065

FICTITIOUS BUSINESS NAME STATEMENT 2022-032325

The following person is doing business as: BRENDY'S NURSING SERVICES, 1637 W 146TH ST APT D, GARDENA, CA 90247. Registered Owners: BRENDY SIERRA, 1637 W 146TH ST APT D, 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: BRENDY SIERRA, OWNER. This statement was filed with the County Recorder Office: 02/09/2022. 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 3/10,17,24,31/22-116066

FICTITIOUS BUSINESS NAME STATEMENT 2022-021737

The following person is doing business as: TEDWARDS DIGITAL REPORTING SERVICES, 2326 DOMINGUEZ STREET SUITE C, TORRANCE, CA 90501. Registered Owners: THERESA EDWARDS, 2326 DOMINGUEZ STREET SUITE C, TORRANCE, CA 90501. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2021. Signed: THERESA EDWARDS, OWNER. This statement was filed with the County Recorder Office: 01/28/2022. 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 fil-

ing 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 3/10,17,24,31/22-116067

FICTITIOUS BUSINESS NAME STATEMENT 2022-044783

The following person is doing business as: SOUTH BAY REAL ESTATE & NOTARY PUBLIC, 3868 W CARSON STREET STE 303, TORRANCE, CA 90501. Registered Owners: TOSHIMITSU MUKAI, 3604 W ESTATES LANE, APT 101, ROLLING HILLS ESTATES, CA 90274. 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: TOSHIMITSU MUKAI, OWNER. This statement was filed with the County Recorder Office: 02/24/2022. 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 3/10,17,24,31/22-116068

FICTITIOUS BUSINESS NAME STATEMENT 2022-040865

The following person is doing business as: a) INTELICHOICE1 ARMS b) INTELI-SHOOTING c) INTELI-SHOOT d) INTELI-CHOICE ONE e) INTELI-CHOICE1, 8383 WILSHIRE BLVD., SUITE 800, BEVERLY HILLS, CA 90211. Registered Owners: GEORGE RIZKALLA, 140 N HAMILTON DR 1, BEVERLY HILLS, CA 90211. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2021. Signed: GEORGE RIZKALLA, OWNER. This statement was filed with the County Recorder Office: 02/18/2022. 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 viol-

ation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 3/10,17,24,31/22-116069

FICTITIOUS BUSINESS NAME STATEMENT 2022-044921

The following person is doing business as: NOELLE MARIPOSA BEAUTY, 1213 S. MEYLER ST, SAN PEDRO, CA 90731. Registered Owners: JENNIFER M. ESQUIVEL, 1175 OAKFAIR LANE, HARBOR CITY, CA 90710. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2022. Signed: JENNIFER M. ESQUIVEL, OWNER. This statement was filed with the County Recorder Office: 02/25/2022. 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 3/17,24,31,4/7/22-116263

FICTITIOUS BUSINESS NAME STATEMENT 2022-053542

The following person is doing business as: LEGACY NIWA MATSU, 1315 W. 169TH PLACE, GARDENA, CA 90247. Registered Owners: SKYE MICHELLE YOSHIKO NAKAMURA, 1315 W. 169TH PLACE, 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: SKYE MICHELLE YOSHIKO NAKAMURA, OWNER. This statement was filed with the County Recorder Office: 03/09/2022. 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 3/17,24,31,4/7/22-116264



County of Los Angeles Department of the Treasurer and Tax Collector

Notice of Divided Publication

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Sale of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2022A)

Whereas, on Tuesday, January 11, 2022, the Board of Supervisors of the County of Los Angeles, State of California, directed me, KEITH KNOX, Treasurer and Tax Collector, to sell at online public auction certain tax-defaulted properties.

I hereby give public notice, that unless said properties are redeemed, prior to the close of business on the last business day prior to the first day of the online public auction, or Friday, April 22, 2022, at 5:00 p.m. Pacific Time, I will offer for sale and sell said properties on Saturday, April 23, 2022, beginning at 3:00 p.m. Pacific Time, through Tuesday, April 26, 2022, at 10:00 a.m. Pacific Time, to the

highest bidder, for cash or cashier's check in lawful money of the United States, for not less than the minimum bid, at online public auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles).

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, May 20, 2022, at 5:00 p.m. Pacific Time.

I will re-offer any properties that did not sell or were not redeemed prior to Friday, May 20, 2022, at 5:00 p.m. Pacific Time, for sale at online public auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles) beginning Saturday, May 21, 2022, at 3:00 p.m. Pacific Time, through Tuesday, May 24, 2022, at 10:00 a.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector (TTC) at [ttc.lacounty.gov](http://ttc.lacounty.gov). Bidders are required to pre-register at [www.bid4assets.com](http://www.bid4assets.com) and submit a refundable \$5,000 deposit in the form of cash, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, March 18, 2022, at 8:00 a.m. Pacific Time and end on Tuesday, April 19, 2022, at 5:00 p.m. Pacific Time.

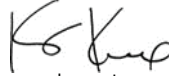
Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the property, including, but not limited to, errors in the records of the Office

of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov) or email us at [auction@ttc.lacounty.gov](mailto:auction@ttc.lacounty.gov).

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at

  
[assessor.lacounty.gov](mailto:assessor.lacounty.gov).

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on February 3, 2022.

KEITH KNOX  
Treasurer and

Tax Collector  
County of Los Angeles  
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PUBLIC AUCTION  
NOTICE OF SALE OF  
TAX-DEFAULTED  
PROPERTY SUBJECT  
TO THE POWER OF  
SALE (SALE NO. 2022A)  
05487 AIN 6103-014-047  
ORIBELLO, ARNOLD L  
CO TR ORIBELLO  
FAMILY TRUST  
LOCATION CITY-  
GARDENA \$50,238.00  
05488 AIN 6103-020-056  
MITCHELL, JANET D  
LOCATION CITY-  
GARDENA \$4,430.00  
CN985244 556  
Mar 24,31, Apr 7, 2022