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names listed above: N/A. Signed: ELIZABETH G. ANDERSON, OWNER. This statement was filed with the County Recorder Office: 08/24/2022. 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 9/15,22,29,10/6/22-122943**

FICTITIOUS BUSINESS NAME STATEMENT 2022-187503

The following person is doing business as: **DESERT ROOM**, 1006 W GARDENA BLVD, GARDENA, CA 90247. AI #ON 515217. Registered Owners: WESTERN COCKTAIL LOUNGES INC., 1006 W GARDENA BLVD, GARDENA, CA 90247. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: ELIZABETH GRAY, PRESIDENT. This statement was filed with the County Recorder Office: 08/24/2022. 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 9/15,22,29,10/6/22-122944**

FICTITIOUS BUSINESS NAME STATEMENT 2022-196647

The following person is doing business as: **HARD TACO**, 9049 ALGEROMA ST, BELLFLOWER, CA 90706. Registered Owners: DANIELLE SANCHEZ, 9049 ALGEROMA ST, 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: DANIELLE SANCHEZ, OWNER. This statement was filed with the County Recorder Office: 09/06/2022. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County

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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 9/22,29,10/6,13/22-123135**

FICTITIOUS BUSINESS NAME STATEMENT 2022-197441

The following person is doing business as: **M A R I E C A L - L E N D E R S G A R D E N A**, 15466 S WESTERN AVE, GARDENA, CA 90249. Registered Owners: STRAWBERRY PARK LTD, 15466 S WESTERN AVE, GARDENA, CA 90249. JIMMY H LOUDER, 3 WILLIAMS LANE, PALOS VERDES ESTATES, CA 90274, & ISRAEL ROSADO, 5943 ARMEGA SPRINGS ROAD, ROLLING HILLS, CA 90275. This business is conducted by: LIMITED PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 12/1986. Signed: JOHN STEPHEN TURNER, GENERAL PARTNER. This statement was filed with the County Recorder Office: 09/07/2022. 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 9/22,29,10/6,13/22-123136**

FICTITIOUS BUSINESS NAME STATEMENT 2022-182225

The following person is doing business as: **GODDESS TOUCH**, 347 E 61ST STREET, LOS ANGELES, CA 90003. Registered Owners: DENNIS E GRIMALDO MEJIA, 347 E 61ST STREET, LOS ANGELES, CA 90003. 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: DENNIS E. GRIMALDO MEJIA, OWNER. This statement was filed with the County Recorder Office: 08/17/2022. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new

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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 9/22,29,10/6,13/22-123138**

FICTITIOUS BUSINESS NAME STATEMENT 2022-197176

The following person is doing business as: **E M M A N U E L I F E A - N Y I I F E D I B A**, 16706 S DALTON AVENUE, A, GARDENA, CA 90247. Registered Owners: EMMANUEL IFEDIBA, 16706 S DALTON AVENUE, A, 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: 09/2022. Signed: EMMANUEL IFEDIBA, OWNER. This statement was filed with the County Recorder Office: 09/07/2022. 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 9/22,29,10/6,13/22-123140**

FICTITIOUS BUSINESS NAME STATEMENT 2022-203029

The following person is doing business as: **DBS FORMS & SUPPLIES**, 15741 WILLOWOOD STREET, LA MIRADA, CA 90638. Registered Owners: WENDY TAKAO, 15741 WILLOWOOD STREET, LA MIRADA, CA 90638. 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: WENDY TAKAO, OWNER. This statement was filed with the County Recorder Office: 09/15/2022. 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

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et.seq., Business and Professions Code). **Gardena Valley News 9/22,29,10/6,13/22-123141**

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22SMCP00412

TO ALL INTERESTED PERSONS: Petitioner: ABDULLAH CHOWDHURY filed a petition with this court for a decree changing names as follows: ABDULLAH CHOWDHURY to KEN CHOW. 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 11/18/2022 8:30 a.m., Dept. K Superior Court of California County of Los Angeles 1725 Main St Santa Monica, CA 90401**

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: 08/25/2022 Lawrence H. Cho Judge of the Superior Court **Gardena Valley News 9/8/15,22,29/2022-122792**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22TRCP00316

TO ALL INTERESTED PERSONS: Petitioner: JUNG KI KIM filed a petition with this court for a decree changing names as follows: JUNG KI KIM to JOHN YOHAN KIM. 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

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timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 11/18/2022 8:30 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: 09/02/2022 Gary Y. Tanaka Judge of the Superior Court **Gardena Valley News 9/8,15,22,29/2022-12793**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JULIE ANN VULLO CASE NO. 22STPB08650

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JULIE ANN VULLO. A PETITION FOR PROBATE has been filed by JEFFERY J. VULLO in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JEFFERY J. VULLO 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: 10/05/22 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

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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 GAYLE J. CARSON - SBN 283920. BEZAIRE LEDWITZ & ASSOC. 2780 SKYPARK DRIVE, #295 TORRANCE CA 90505 BSC 222212 9/15, 9/22, 9/29/22 **CNS-3623123# GARDENA VALLEY NEWS Gardena Valley News 9/15,22,29/22-122840**

Notice of Public Sale Notice is hereby given that Golden State Storage intends to sell the personal property described below to enforce a lien imposed on said property Pursuant to Lien Sale per the California Self-Service Storage Facility Act (B&P Code Section 21700, et seq.). Golden State Storage will sell items at www.storage-treasures.com by competitive bidding ending on **October 19th, 2022 at 11:00am**. The said property has been stored and is located at Golden State Storage, 18626 S Western Ave Gardena, CA 90248: **Greg Sharp-Luggage, Clothing and Linens, Shoes, Magazines, Household Items, Purse/Fanny Pack . Greg Sharp - Briefcase, Luggage, DVD's/CD's, Shoes, Clothing and Linens, Power Strip, Blankets, Books, Step Stool, Felix Veliz-3 Coolers, Fridge, Couch, ShopVac, Cookware, Misc Furnishings, Trundle Bed, Table and Chairs, Luggage, Power tool, 2 Bags of Unknown, Toys.** Purchases must be paid at the time of sale with Cash only. All Sales are subject to prior cancellation. Sale rules and regulations are available at the time of sale. Company reserves the right to refuse any online bids. Dated: 09/22/2022 and 09/29/2022 Auction by www.storage-treasures.com

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Phone: 855-722-8853 **Gardena Valley News 9/22,29/2022-123073**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ARMIDA SALAZAR CASE NO. 22STPB08903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ARMIDA SALAZAR. A PETITION for Probate has been filed by: JESSE MORALES JR. in the Superior Court of California, County of Los Angeles. The Petition for Probate requests that JESSE MORALES JR. 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: **10/14/2022 at 8:30 AM, Dept. 4, 111 N. Hill Street, Los Angeles, CA 90012.** If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an in-

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ventory 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: NADA DHAHBI, ESQ., 19069 VAN BUREN BLVD STE 114-398, RIVERSIDE, CA 92508. (951) 414-1300 **Gardena Valley News9/22,29,10/6/2022-123134**

NOTICE OF TRUSTEE'S SALE TS No. CA-22-937474-CL Order No.: FIN-22007555 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/25/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Anita F. Cole, a single woman Recorded: 7/1/2008 as Instrument No. 20081168676, and reformed to correct the legal description pursuant to Default Judgment Reforming Deed of Trust filed on 09/17/2020 and recorded on 12/28/2020 as Instrument No. 20201740658 of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 10/20/2022 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: \$265,073.88 The purported prop-

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erty address is: 3129 MARINE AVENUE #3, GARDENA, CA 90249 Assessor's Parcel No.: 4071-017-020 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. Parcel 1: Unit No. 3, in the County of Los Angeles, State of California, as shown and described in the Condominium Plan for Tract 35989, recorded June 26, 1980 as Instrument No. 80-615430, in the Office of the County Recorder of said County. Parcel 2: An undivided 1/9 interest as tenant in common in Lot 1 of Tract No. 35989, County of Los Angeles, State of California, as per Map recorded in Book 949



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. 2022B)

Whereas, on Tuesday, August 9, 2022, the Board of Supervisors of the County of Los Angeles directed the County of Los Angeles Treasurer and Tax Collector (TTC) to sell at online public auction certain tax-defaulted properties.

The TTC does 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, October 21, 2022, at 5:00 p.m.

Pages 95 and 96 of Maps, in the Office of the County Recorder of said County. Except therefrom Units 1 to 9 inclusive as shown on the Condominium Plan referred to in Parcel 1. Also except all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet from the surface thereof, but without the right of surface entry, as reserved by Frank Sciarrotta and Charlotte Sciarrotta, in deed recorded August 1, 1980 as Instrument No. 80-737044 of Official Records. 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 auto-

Pacific Time, the TTC will offer for sale and sell said properties on Saturday, October 22, 2022, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 25, 2022, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at 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, November 18, 2022, at 5:00 p.m. Pacific Time.

The TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, November 18, 2022, at 5:00 p.m. Pacific Time, for sale at online public auction at www.bid4assets.com/losangeles beginning Saturday, November 19, 2022, at 3:00 p.m. Pacific Time, through Tuesday, November 22, 2022, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the TTC at ttc.lacounty.gov. Bidders are required to pre-register at www.bid4assets.com/losangeles and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, September 16, 2022, at 8:00 a.m. Pacific Time and end on Tuesday, October 18,

matically 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:

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 or email us at 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

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-22-937474-CL. Information about postpone-

available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at assessor.lacounty.gov.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 30, 2022.

Elizabeth Ginsberg

Elizabeth Buenrostro Ginsberg Chief Deputy 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. 2022B) 3240 AIN 6109-004-036 FLOWERS, LUKE B ET AL LOCATION COUNTRY OF LOS ANGELES \$2,739.00 3241 AIN 6109-004-037 YAMAGUCHI, TAKESHI AND SHIZUKO LOCATION COUNTRY OF LOS ANGELES \$2,428.00 3244 AIN 6125-008-014 ARTEAGA, RENE LOCATION COUNTRY OF LOS ANGELES \$6,003.00 3245 AIN 6125-008-019 ARTEAGA, RENE LOCATION COUNTRY OF LOS ANGELES \$5,989.00 CN990127

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ments 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-22-937474-CL 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to Quality Loan Service Corporation by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. 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 Pur-

chaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio 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-22-937474-CL ID-SPub #0181122 9/29/2022 10/6/2022 10/13/2022 Gardena Valley News 9/29, 10/6, 13/22-123185

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 22TRCP00339

TO ALL INTERESTED PERSONS: Petitioner: LORIE SANCHEZ filed a petition with this court for a decree changing names as follows: LORIE SANCHEZ to CHAMPAGNE MORA. 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 11/18/2022 8:30 a.m., Dept. M 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: 09/20/2022 Deirdre Hill Judge of the Superior Court Gardena Valley News 9/29, 10/6, 13, 20/2022-123453

NOTICE OF PETITION TO ADMINIS-

TER ESTATE OF: SHIRLEY ANN LAHM CASE NO. 22STPB09434

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SHIRLEY ANN LAHM.

A PETITION FOR PROBATE has been filed by DEBRA ELLEN LAHM in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DEBRA ELLEN LAHM be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 10/27/2022 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of 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 per-

son interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner MATTHEW C. YU, ESQ. - SBN 256235, THE LAW OFFICE OF MATTHEW C. YU 3620 PACIFIC COAST HIGHWAY #200 TORRANCE CA 90505 9/29, 10/6, 10/13/22 CNS-3628743# GARDENA VALLEY NEWS Gardena Valley News 9/29, 10/6, 13/22-123465

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 224665-CS (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: PIT STOP BURGERS, INC., 20720 S. NORMANDIE AVENUE, TORRANCE, CA 90502 (3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: LEE USA, LLC, 2370 CRENSHAW BLVD., TORRANCE, CA 90501

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT of that certain business located at: 20720 S. NORMANDIE AVENUE, TORRANCE, CA 90502

(6) The business name used by the seller(s) at said location is: PIT STOP BURGERS

(7) The anticipated date of the bulk sale is OCTOBER 20, 2022, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 224665-CS, Escrow Officer CANDICE SILVA

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: OCTOBER 19, 2022

(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(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: SEPTEMBER 16, 2022

TRANSFEREES: LEE USA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY O R D - 1 1 8 8 5 6 9 GARDENA VALLEY NEWS 9/29/22

Gardena Valley News 9/29/2022-123520