

Legal Notices-GV

NOTICE OF \$20,000 REWARD OFFERED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors of the County of Los Angeles has established a \$20,000 reward offered in exchange for information leading to the apprehension and conviction of the person or persons responsible for the heinous murder of 37-year-old Andrew Price, who died from injuries sustained in a drive-by shooting that occurred near a sidewalk on 13301 South Wilkie Avenue in the City of Gardena on November 30, 2019, at approximately 8:49 p.m. Si no entiende esta noticia o necesita mas informacion, favor de llamar al (213) 974-1579. Any person having any information related to this crime is requested to call Detective Roberto Rosales at the Gardena Police Department at (310) 951-5447 or Crime Stoppers at (800) 222-8477 and refer to Report No.19-6165 The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than September 3, 2023. All reward claims must be in writing and shall be received no later than November 2, 2023. The total County payment of any and all rewards shall in no event exceed \$20,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than November 2, 2023, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: Andrew Price Reward Fund. For further information, please call (213) 974-1579. CELIA ZAVALA EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES CN997785 04059 Jun

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29, Jul 6,13,20,27, Aug 3,10,17,24,31, 2023

Gardena Valley News 6/29,7/6,13,20,27,8/3,10,17,24,31/2023-132408

NOTICE OF TRUSTEE'S SALE TS No. CA-23-956456-SH Order No.: 8783413 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/12/2018. 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): CUONG HUY PHAN AND LIEN KIM DOAN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Recorded: 4/20/2018 as Instrument No. 20180385866 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 9/5/2023 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 unpaid balance and other charges: \$216,584.45 The purported property address is: 15516 LEMOLI AVE, GARDENA, CA 90249

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Assessor's Parcel No.: 4070-016-006 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 consent 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 website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-956456-SH. 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

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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-23-956456-SH 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 Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-956456-SH IDSPub #0186921 7/20/2023 7/27/2023 8/3/2023

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Gardena Valley News 7/20,27,8/3/23-132811

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23SMCP00105 TO ALL INTERESTED PERSONS: Petitioner: MILLEENA JASMINE SALATINO by and through her mother MARI CARMEN OVALLE filed a petition with this court for a decree changing names as follows: MILLEENA JASMINE SALATINO to MELINA JASMINE OVALLE. 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 08/31/2023 8:30 a.m., Dept. B Room 901 Los Angeles Superior Court 200 West Compton Blvd Compton, CA 90220 To appear remotely, check in advance of the hearing for information about how to do so on the court's website.

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To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) 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: 06/21/2023 Fumiko Wasserman Judge of the Superior Court: Gardena Valley News 7/13,20,27,8/3/23-132843

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NORMAN H. SATO AKA NORMAN HITOSHI SATO CASE NO. 23STPB07489 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NORMAN H. SATO AKA NORMAN HITOSHI SATO. A PETITION FOR PROBATE has been filed by DARRYL Y. SATO in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DARRYL Y. SATO be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 09/05/23 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,

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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 PAUL JAY FUKUSHIMA - SBN 065868, LAW OFFICES OF PAUL JAY FUKUSHIMA 12749 NORWALK BLVD., STE 111 NORWALK CA 90650 Telephone (562) 864-2575 7/20, 7/27, 8/3/23 CNS-3719578# GARDENA VALLEY NEWS Gardena Valley News 7/20,27,8/3/2023-132881

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23SMCP00359 TO ALL INTERESTED PERSONS: Petitioner: FARAH MAHMOOD SHAREEF filed a petition with this court for a decree changing names as follows: FARAH MAHMOOD SHAREEF to FARAH ALAYNA SHAREEF SWAN. 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

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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 08/18/2023 8:30 a.m., Dept. K Room 203 Los Angeles Superior Court 1725 Main Street Santa Monica, CA 90401 To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) 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: 07/06/2023 Lawrence Cho Judge of the Superior Court: Gardena Valley News 7/20,27,8/3,10/23-173017

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NOTICE OF PETITION TO ADMINISTER ESTATE OF MARC HUNTER ROLFE Case No. 23STPB08038 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARC HUNTER ROLFE. A PETITION FOR PROBATE has been filed by KEVIN M. ROLFE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KEVIN M. ROLFE 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

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they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on AUGUST 28, 2023 at 8:30 AM 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 California law.

YOU MAY EXAMINE the file kept by the court. If you are a per-

SUMMARY OF ORDINANCE NO. 1857

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTION 18.12.060 RELATING TO TWO-UNIT HOUSING DEVELOPMENTS AND MAKING A DETERMINATION THAT THE ORDINANCE IS EXEMPT FROM CEQA PURSUANT TO THE TERMS OF SB9

Date Introduced: July 11, 2023 Date Adopted: July 25, 2023

The City of Gardena adopted Ordinance No. 1857.

Summary: On January 11, 2022, the City Council adopted Ordinance No. 1838 to implement Senate Bill 9 (SB 9), which required local agencies to ministerially approve housing development containing no more than two residential units per lot and ministerially approve an urban lot split.

Since the adoption of SB 9 there have been clarifications by the State on the requirements involving two-unit housing developments. Ordinance No. 1857 was drafted to amend the City's Zoning Code to clarify these provisions set forth in the statute and make other amendments relating to two-unit housing developments.

Statements herein are intended as a summary description of the ordinance contents. A certified copy of the full ordinance, will be available by contacting the City Clerk's office at cityclerk@cityofgardena.org, or on the website <http://cityofgardena.org/agendas-city-council/>.

THE ABOVE IS A SUMMARY OF ORDINANCE NO. 1857, which was introduced on July 11, 2023, and adopted by the Gardena City Council on July 25, 2023, by the following roll call vote: AYES: Mayor Pro Tem Henderson, Council Members Tanaka, Francis and Love, and Mayor Cerda. NOES: None. ABSENT: None.

Dated this 3rd day of August 2023

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 8/3/23-133381

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: DORIAN L. JACKSON, ESQ.
2851 W. 120TH ST., SUITE E #524, HAWTHORNE, CA 90250. 310-359-9201
Gardena Valley News 8/3,10,17/2023-133354

NOTICE OF TRUSTEE'S SALE T.S. No. 22-20842-SP-CA Title No. 220667915-CA-VOI A.P.N. 6129-022-034 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/26/2006. 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(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial

Code and authorized to do business in this state; 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 herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Fred J Leopold and Thelma Leopold, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/31/2006 as Instrument No. 06 0226386 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 09/06/2023 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$183,238.20 Street Address or other common designation of real property: 517 East Darlan Street, Gardena, CA 90248 A.P.N.: 6129-022-034 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to

free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 22-20842-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-20842-SP-CA 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 07/27/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 22-20842-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-20842-SP-CA 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 23TRCP00295

TO ALL INTERESTED PERSONS: Petitioner: MAJIDAH BIBI VAKA filed a petition with this court for a decree changing names as follows: MAJIDAH BIBI VAKA to MAJIDAH KHAN. 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 9/15/2023

8:30 a.m., Dept. M Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503 To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) 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: 07/21/2023

Judge of the Superior Court
Gardena Valley News 8/3,10,17,24/23-133479

NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell personal property and business goods and boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code.

The undersigned will sell at public sale by competitive bidding on AUGUST 18, 2023, AT 10:00 AM on the premises where said property has been stored known as: SAF KEEP SELF STORAGE 2045 W ROSECRANS AVE GARDENA, CA 90249 310-225-2577

County of Los Angeles, State of California, the following: NAME AND ITEMS

FRANK ALLEN: BOXES AND CLOTHING STEVEN RICHLAND ENVIROMENTAL RESOURCE DELVELOMENT CORP: MINING EQUIPMENT FRANK ALLEN: BOXES AND LOOSE ITEMS AMILCAR F MUNOZ RECINOS: TOOLS, FRIDGE, AND SHELVES CYNTHIA SUDARIO: BAGS, BOXES, AND HOUSEHOLD ITEMS MICHAEL GIBSON: TOYS, COLLECTIBLES, AND BOXES ANDREA NEWTON: CART, BOXES, AND BAGS DELIFY MUNOZ: BOXES, TOTES, BAGS, AND CLOTHES LAQUESHA MITCHELL: BAGS, BOXES, AND TOTES CASSANDRA BROWNE: HOUSEHOLD, BOXES, AND BAGS MONIQUE ALLEN: HOUSEHOLD FURNITURE RHONDA TOBOSA: BOXES AND TOTES Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. The sale is subject to cancellation in the event of settlement between Owner and obligated party. AUCTIONEER: O'Brien's Auction and Vehicle Lien Service (951) 681-4113 Gardena Valley News 8/3,10/2023-133490

NOTICE OF PROBATE BY PUBLICATION To all heirs, beneficiar-

ies, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARK ERIN KEMPER. A PETITION FOR PROBATE requests that April Dawn Rodriguez be appointed as executor 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 for case number 23STPB07449 will be held on September 18, 2023, at 8:30 AM in Department 4 located at 111 North Hill Street, Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58 (b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (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.

H. FREDERICK SEIGENFELD (SBN 310143) SEIGE LAW, PC 7 W. FIGUEROA ST. STE 300 SANTA BARBARA, CA

93101 Phone: (805) 678-3481 Published: Gardena Valley News 8/3,10,17/2023-133501

LIEN SALE On 8/16/2023 at 540 E. HOLT AVE. POMONA, CA a Lien Sale will be held on a 2013 DODG V I N : 2C3CDXBG0DH50779 6 STATE: UT LIC: 6XQEG647 at 10:00 AM Gardena Valley News 8/3/2023-133426

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY Pursuant to the California Self-Service Storage Facility Act (California BUSINESS & PROFESSIONS CODE Section 21700 et seq.), the undersigned will sell at public auction on August 12, 2023, at 9 am at 1536 W. 139th Street, Gardena, CA, personal property, including furniture, clothing, tools and/or other goods stored by the following persons:

Jacquelyne M. Ratcliff A-10 Michael Larson C-64 Michael Larson C-76 Linda Nunn D-99 Dirk D. Patterson II F-21 Linda Nunn F-28 Jessica Nicasio F-18 Patricia Long G-13

Landlord reserves the right to bid at the sale. Purchases must be made with CASH ONLY and paid for at the time of purchase. All purchased goods are sold "as is" and must be removed at the time of sale. This sale is subject to cancellation in the event of settlement between landlord and obligated party. Dated this 20th day of July 2023. Landlord: Gardena self Storage Co Inc., 1536 West 139th Street, Gardena, CA 90249. Telephone: 310-538-9496. Gardena Valley News 7/27,8/3/23-133127

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FICTITIOUS BUSINESS NAME STATEMENT 2023-114774

The following person is doing business as: a) ROSEMERI HEALTHCARE SERVICES b) ROSEMIRACLE AUTO SALES, 2620 LINDEN AVENUE APT 3, LONG BEACH, CA 90806. Registered Owners: MBERI NDUKWE, 2620 LINDEN AVENUE APT 3, LONG BEACH, CA 90806. 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: MBERI NDUKWE, OWNER. This statement was filed with the County Recorder Office: 05/24/2023. 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

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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 7/13, 20, 27, 8/3/23-132734**

FICTITIOUS BUSINESS NAME STATEMENT 2023-139911

The following person is doing business as: **FEARLESS PASSIVE INCOME**, 552 E. CARSON STREET #147, CARSON, CA 90745. Registered Owners: HANEFAH ANGULO, 552 E. CARSON STREET #147, CARSON, CA 90745. 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: HANEFAH ANGULO, OWNER. This statement was filed with the County Recorder Office: 06/26/2023. 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 7/13, 20, 27, 8/3/23-132840**

FICTITIOUS BUSINESS NAME STATEMENT 2023-144628

The following person is doing business as: **NURSEBEOPPIN**, 353 E 61ST ST, LONG BEACH, CA 90805. Registered Owners: SAMANTHA HUGHLEY, 353 E 61ST ST, LONG BEACH, CA 90805. 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: SAMANTHA HUGHLEY, OWNER. This statement was filed with the County Recorder Office: 07/03/2023. 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 7/13, 20, 27, 8/3/23-132841**

FBN Legal Notices-GV**FICTITIOUS BUSINESS NAME STATEMENT 2023-146419**

The following person is doing business as: **FIT AND THRIVING HEALTH COACHING**, 14807 CONDON AVE #216, LAWNDALE, CA 90260. Registered Owners: LAURIE BONGARD, 14807 CONDON AVE #216, LAWNDALE, CA 90260. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2023. Signed: LAURIE BONGARD, OWNER. This statement was filed with the County Recorder Office: 07/06/2023. 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 7/13, 20, 27, 8/3/23-132842**

FICTITIOUS BUSINESS NAME STATEMENT 2023-146423

The following person is doing business as: **JUICE BOX MEDIA**, 16679 TAYLOR COURT, TORRANCE, CA 90504. Registered Owners: DANNY VUONG, 16679 TAYLOR COURT, TORRANCE, CA 90504. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: DANNY VUONG, OWNER. This statement was filed with the County Recorder Office: 07/06/2023. 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 7/13, 20, 27, 8/3/23-132853**

FICTITIOUS BUSINESS NAME STATEMENT 2023-140901

The following person is doing business as: a) **SEN SEN SUSHI** b) **SENSEN SUSHI**, 1740 W. ARTE S I A B O U L E V A R D ,

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GARDENA, CA 90248. AI #ON C0746981. Registered Owners: MARUKAI CORPORATION, 1740 W. A R T E S I A B O U L E V A R D , 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: N/A. Signed: REID MATSUMOTO, CFO. This statement was filed with the County Recorder Office: 06/27/2023. 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 7/13, 20, 27, 8/3/23-132854**

FICTITIOUS BUSINESS NAME STATEMENT 2023-129141

The following person is doing business as: **JAPANES CITY**, 17032 RAYMOND PLACE, GARDENA, CA 90247. Registered Owners: GENE YANAGI, 17032 RAYMOND 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: 06/2023. Signed: GENE YANAGI, OWNER. This statement was filed with the County Recorder Office: 06/12/2023. 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 7/13, 20, 27, 8/3/23-132857**

FICTITIOUS BUSINESS NAME STATEMENT 2023-134882

The following person is doing business as: **FARM HABIT**, 4712 ADMIRALTY WAY UNIT 831, MARINA DEL REY, CA 90292. AI #ON 3591709. Registered Owners: STANDRO, INC., 4712 ADMIRALTY WAY UNIT 831, MARINA DEL REY, CA 90292. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 06/2023. Signed: MARK ANDERSON, PRESIDENT. This statement was filed with the County Recorder Office: 06/20/2023. Notice — This Fictitious Name Statement ex-

FICTITIOUS BUSINESS NAME STATEMENT 2023-141653

The following person is doing business as: **JOTAG HOMECARE**, 14723 VAN BUREN AVE, GARDENA, CA 90247. Registered Owners: EVELYN BENITEZ RULL & ANDREW RULL, 14723 VAN BUREN AVE, GARDENA, CA 90247. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious busi-

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ness name or names listed above: 04/2023. Signed: EVELYN BENITEZ RULL, OWNER. This statement was filed with the County Recorder Office: 06/28/2023. 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 7/13, 20, 27, 8/3/23-132856**

FICTITIOUS BUSINESS NAME STATEMENT 2023-129961

The following person is doing business as: **J'ADORE NAIL BAR 1 LLC**, 647 E UNIVERSITY DR, CARSON, CA 90746. Registered Owners: J'ADORE NAIL BAR 1 LLC, 647 E UNIVERSITY DR, CARSON, CA 90746. 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: DIANA SARGSYAN, PRESIDENT. This statement was filed with the County Recorder Office: 06/13/2023. 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 7/13, 20, 27, 8/3/23-132857**

FICTITIOUS BUSINESS NAME STATEMENT 2023-134882

The following person is doing business as: **FARM HABIT**, 4712 ADMIRALTY WAY UNIT 831, MARINA DEL REY, CA 90292. AI #ON 3591709. Registered Owners: STANDRO, INC., 4712 ADMIRALTY WAY UNIT 831, MARINA DEL REY, CA 90292. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 06/2023. Signed: MATTHEW FELDER, MEMBER. This statement was filed with the County Recorder Office: 07/07/2023. 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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pires 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 7/20, 27, 8/3, 10/23-133011**

FICTITIOUS BUSINESS NAME STATEMENT 2023-151016

The following person is doing business as: **BODAQ-CA**, 350 N GLENDALE AVE 222, GLENDALE, CA 91206. Registered Owners: BODAQUSA CORP, 350 N GLENDALE AVE 222, GLENDALE, CA 91206. 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: DIANA SARGSYAN, PRESIDENT. This statement was filed with the County Recorder Office: 07/12/2023. 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 7/20, 27, 8/3, 10/23-133014**

FICTITIOUS BUSINESS NAME STATEMENT 2023-147690

The following person is doing business as: **STILL SANDY LLC**, 22838 CONCORD DR, SANTA CLARITA, CA 91350. Registered Owners: STILL SANDY LLC, 22838 CONCORD DR, SANTA CLARITA, CA 91350. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 06/2023. Signed: MATTHEW FELDER, MEMBER. This statement was filed with the County Recorder Office: 07/07/2023. 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 7/20, 27, 8/3, 10/23-133022**

FICTITIOUS BUSINESS NAME STATEMENT 2023-135446

The following person is doing business as: **GREEDY BABY**, 13708 CORDARY AVE A P T 2 7 8 , HAWTHORNE, CA 90250. Registered Owners: VANITY PRODUCTIONS LLC, 2108 N ST 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: 06/2023. Signed: CHEYENNE COOK, CEO. This statement was filed with the County Recorder Office: 06/20/2023. 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 7/20, 27, 8/3, 10/23-133026**

FICTITIOUS BUSINESS NAME STATEMENT 2023-148700

The following person is doing business as: **FINEST SELECTION**, 14503 SOUTH DENVER AVE, GARDENA, CA 90248. AI #ON 202356717944. Registered Owners: FINEST SELECTION, LLC, 14503 SOUTH DENVER AVE, 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: 06/2023. Signed: JESSE RAMIREZ, PRESIDENT. This statement was filed with the County Recorder Office: 07/10/2023. 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 7/27, 8/3, 10, 17/23-133272**

FBN Legal Notices-GV**FICTITIOUS BUSINESS NAME STATEMENT 2023-154119**

The following person is doing business as: **L. E. V. BOBCAT WORKS**, 1300 W. 37TH PL, LOS ANGELES, CA 90007. Registered Owners: YAJAIRA VIVAS, 1300 W. 37TH PL, LOS ANGELES, CA 90007 & LUIS VIVAS ARIAS, 1300 W. 37TH PL, LOS ANGELES, CA 90007. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: YAJAIRA VIVAS, OWNER. This statement was filed with the County Recorder Office: 07/17/2023. 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 7/27, 8/3, 10, 17/23-133273**

FICTITIOUS BUSINESS NAME STATEMENT 2023-164249

The following person is doing business as: a) **MONZON CONSULTING** b) **ADELEINE MONZON** c) **CELESTE MONZON** d) **MONZON PROFESSIONAL SERVICES** e) **EMMA GERARD** f) **GREEN MANGO BAKES** g) **MONZON & CO** h) **MONZON SISTERS**, 12920 RUNWAY RD UNIT 142, PLAYA VISTA, CA 90094. Registered Owners: GREEN MANGO PROFESSIONAL SERVICES LLC, 12920 RUNWAY RD UNIT 142, PLAYA VISTA, CA 90094. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: CELESTE MONZON, MANAGING MEMBER. This statement was filed with the County Recorder Office: 07/28/2023. 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 8/3, 10, 17, 24/23-133478**

FICTITIOUS BUSINESS NAME STATEMENT 2023-160095

The following person is doing business as: **CENTENNIAL SECURITY ALLIANCE**, 14119 S PARMALEE AVE, ROSEWOOD, CA 90222. AI #ON 5825918. Registered Owners: CENTENNIAL SECURITY ALLIANCE, 14119 S PARMALEE AVE, ROSEWOOD, CA 90222. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 07/2023. Signed: TRACEY L THOMAS, PRESIDENT. This statement was filed with the County Recorder Office: 07/24/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 8/3, 10, 17, 24/23-133482**

FICTITIOUS BUSINESS NAME STATEMENT 2023-141362

The following person is doing business as: **PORTA-FLUSH**, 21901 MONETA AVENUE UNIT #24, CARSON, CA 90745. Registered Owners: VICTOR ALTAMIRANO, 21901 MONETA AVENUE UNIT #24, CARSON, CA 90745 & CLAUDIA ALTAMIRANO, 21901 MONETA AVENUE UNIT #24, CARSON, CA 90745. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious business name or names listed above: 01/2010. Signed: VICTOR ALTAMIRANO, OWNER. This statement was filed with the County Recorder Office: 06/27/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 8/3, 10, 17, 24/23-133483**