

FICTITIOUS BUSINESS NAME STATEMENT 2024-015731

The following person is doing business as: **SYLVIA'S DESIGN STUDIO**, 405 W. MANCHESTER SUITE #2, INGLEWOOD, CA 90301. Registered Owners: SYLVIA D TEDFORD, 405 W. MANCHESTER SUITE #2, INGLEWOOD, CA 90301. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2014. Signed: SYLVIA D TEDFORD, OWNER. This statement was filed with the County Recorder Office: 1/23/2024. 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 2/15, 22, 29, 3/7/24-139311**

FICTITIOUS BUSINESS NAME STATEMENT 2024-026630

The following person is doing business as: **GET IT MODE ENTERPRISES**, 13915 LEMOLI AVE 102, HAWTHORNE, CA 90250. Registered Owners: MARK WILBURN, 13915 LEMOLI AVE 102, HAWTHORNE, CA 90250. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 02/2024. Signed: MARK WILBURN, OWNER. This statement was filed with the County Recorder Office: 2/06/2024. 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 2/15, 22, 29, 3/7/24-139312**

FICTITIOUS BUSINESS NAME STATEMENT 2024-022907

The following person is doing business as: **CUBIK INDUSTRIES**, 1632 W 134TH STREET, GARDENA, CA 90249. Registered Owners: SURESH BACHANI, 1632 W 134TH STREET, GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/1992. Signed: SURESH BACHANI, OWNER. This statement was filed with the County Recorder Office: 1/31/2024. 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 2/15, 22, 29, 3/7/24-139315**

FICTITIOUS BUSINESS NAME STATEMENT 2024-027356

The following person is doing business as: **MIMS MUSIC**, 624 W. ATHENS BLVD, LOS ANGELES, CA 90044. Registered Owners: CHARLES MIMS, 624 W. ATHENS BLVD, LOS ANGELES, CA 90044. 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: CHARLES MIMS, OWNER. This statement was filed with the County Recorder Office: 2/06/2024. 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 2/15, 22, 29, 3/7/24-13936**

FICTITIOUS BUSINESS NAME STATEMENT 2024-026251

The following person is doing business as: a) **CARVER INTERNATIONAL INC.** b) **CARVER SKATEBOARDS**, 1600 166TH ST, GARDENA, CA 90247. Registered Owners: CARVER INTERNATIONAL INC., 1600 166TH ST, 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: 02/2024. Signed: NEIL STRATTON, CEO. This statement was filed with the County Recorder Office: 2/05/2024. 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 2/15, 22, 29, 3/7/24-139317**

FICTITIOUS BUSINESS NAME STATEMENT 2024-021693

The following person is doing business as: **RULAS TIRES 1**, 9356 ALONDRA BLV, BELLFLOWER, CA 90706. Registered Owners: JESSE RUIZ, 9356 ALONDRA BLV, 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: 01/2024. Signed: JESSE RUIZ, OWNER. This statement was filed with the County Recorder Office: 1/30/2024. 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 2/15, 22, 29, 3/7/24-139318**

FICTITIOUS BUSINESS NAME STATEMENT 2024-028556

The following person is doing business as: **NURSE DARREN TABION TEVES**, 6801 SHOSHONEE WAY, BUENA PARK, CA 90620. Registered Owners: DARREN TABION TEVES, 6801 SHOSHONEE WAY, BUENA PARK, CA 90620. 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: DARREN TABION TEVES, OWNER. This statement was filed with the County Recorder Office: 2/07/2024. 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 2/15, 22, 29, 3/7/24-139320**

FICTITIOUS BUSINESS NAME STATEMENT 2024-019504

The following person is doing business as: **SIMS INVESTMENT CONSULT**, 879 W 190TH STREET 4TH FLOOR 400, GARDENA, CA 90248. Registered Owners: MOSES OLUSEGUN AGORO, 879 W 190TH STREET 4TH FLOOR 400, GARDENA, CA 90248. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: MOSES

AGORO, OWNER. This statement was filed with the County Recorder Office: 1/26/2024. 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 2/15, 22, 29, 3/7/24-139321**

FICTITIOUS BUSINESS NAME STATEMENT 2024-028558

The following person is doing business as: **NURSE JOEPETER DELA CRUZ SARIMENTO**, 20148 MAPES AVENUE, CERRITOS, CA 90703. Registered Owners: JOEPETER DELA CRUZ SARIMENTO, 20148 MAPES AVENUE, CERRITOS, CA 90703. 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: JOEPETER DELA CRUZ SARIMENTO, OWNER. This statement was filed with the County Recorder Office: 2/07/2024. 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 2/15, 22, 29, 3/7/24-139322**

FICTITIOUS BUSINESS NAME STATEMENT 2024-028554

The following person is doing business as: **CECILIA MATTHEWS HOMEHEALTH SERVICE**, 19922 SCOBAY AVE, CARSON, CA 90746. Registered Owners: CECILIA MATTHEWS, 19922 SCOBAY AVE, CAR-

SON, CA 90746. 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: CECILIA MATTHEWS, OWNER. This statement was filed with the County Recorder Office: 2/07/2024. 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 2/15, 22, 29, 3/7/24-139323**

FICTITIOUS BUSINESS NAME STATEMENT 2024-027455

The following person is doing business as: **SMIFFS**, 10926 ATKINSON AVE, INGLEWOOD, CA 90303. Registered Owners: ANTHONY SMITH-DIXON, 10926 ATKINSON AVE, INGLEWOOD, CA 90303 & MERLE PEREZ, 10926 ATKINSON AVE, INGLEWOOD, CA 90303. 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: ANTHONY SMITH-DIXON, HUSBAND. This statement was filed with the County Recorder Office: 2/07/2024. 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 2/15, 22, 29, 3/6/24-139324**

FICTITIOUS BUSINESS NAME STATEMENT 2023-278243

The following person is doing business as: a) **GOOD NOTES** b) **GOOD NOTES MEDIA**, 1333 W 74TH ST, LOS ANGELES, CA 90044. Registered Owners: JASMINE NAOMI STRACHAN, 1333 W 74TH ST, LOS ANGELES, CA 90044. 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: JASMINE NAOMI STRACHAN, OWNER. This statement was filed with the County Recorder Office: 12/29/2023. 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 2/22, 29, 3/7, 14/24-139485**

FICTITIOUS BUSINESS NAME STATEMENT 2024-030420

The following person is doing business as: a) **CREATION** b) **CREATION SURROGACY & EGG DONATION**, 11755 WILSHIRE BLVD STE 1250, LOS ANGELES, CA 90025. Registered Owners: CREATION SURROGACY LLC, 11755 WILSHIRE BLVD STE 1250, LOS ANGELES, CA 90025. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 01/2024. Signed: ROME JONES, MANAGER. This statement was filed with the County Recorder Office: 2/09/2024. 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 2/22, 29, 3/7, 14/24-139486**

FICTITIOUS BUSINESS NAME STATEMENT 2024-030447

The following person is doing business as: **BE MINK LASHES**, 6320 TOPANGA CANYON BLVD 636, WOODLAND HILLS, CA 91367. Registered Owners: BE RAW INDIAN LLC, 6320 TOPANGA CANYON BLVD 636, WOODLAND HILLS, CA 91367. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 02/2024. Signed: ROME JONES, MANAGER. This statement was filed with the County Recorder Office: 2/09/2024. 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 2/22, 29, 3/7, 14/24-139487**

FICTITIOUS BUSINESS NAME STATEMENT 2024-035289

The following person is doing business as: **APPLIED ACCOUNTANCY**, 879 W 190TH ST SUITE 520, GARDENA, CA 90248. Registered Owners: ACCO VENTURE GROUP, INC., 879 W 190TH ST SUITE 520, 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: ALEX OMOTO, PRESIDENT. This statement was filed with the County Recorder Office: 2/15/2024. 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

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fore 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 2/22, 29, 3/7, 14/24-139498

FICTITIOUS BUSINESS NAME STATEMENT 2024-032220

The following person is doing business as: **MA-DOS USA**, 1351 CARLTON DR APT D, GLENDALE, CA 91205. Registered Owners: ARMEN ARSHAKYAN, 1351 CARLTON DR APT D, GLENDALE, CA 91205. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 02/2024. Signed: ARMEN ARSHAKYAN, OWNER. This statement was filed with the County Recorder Office: 2/13/2024. 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 2/22, 29, 3/7, 14/24-139499

FICTITIOUS BUSINESS NAME STATEMENT 2024-032080

The following person is doing business as: **AGA CAR RENTAL**, 9237 LOWER AZUSA RD, TEMPLE CITY, CA 91780. Registered Owners: AGA BODY SHOP, 9237 LOWER AZUSA RD, TEMPLE CITY, CA 91780. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 02/2024. Signed: GRACHIK NAGDALIAN, PRESIDENT. This statement was filed with the County Recorder Office: 2/13/2024. 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).

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Gardena Valley News 2/22, 29, 3/7, 14/24-139500

FICTITIOUS BUSINESS NAME STATEMENT 2024-030403

The following person is doing business as: a) **CALIFORNIA MATERNITY LEAVE CONSULTING** b) **DIANE GATZA INSURANCE SERVICES**, 4216 PACIFIC COAST HIGHWAY #10306, TORRANCE, CA 90505. AI #ON 202102510861. Registered Owners: SISU LIFE LLC, 5409 CALLE DE RICARDO, TORRANCE, CA 90505. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 02/2024. Signed: DIANE GATZA, PRESIDENT. This statement was filed with the County Recorder Office: 2/09/2024. 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 2/22, 29, 3/7, 14/24-139502

FICTITIOUS BUSINESS NAME STATEMENT 2024-039705

The following person is doing business as: **UNIVERSITY OF CREATIVE LIGHT INITIATION SYSTEMS**, 14812 S DENKER AVE, GARDENA, CA 90247. Registered Owners: UNIVERSITY OF CREATIVE LIGHT INITIATION SYSTEMS, 14812 S DENKER AVE, 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: BESSIE SMITH, PRESIDENT. This statement was filed with the County Recorder Office: 2/22/2024. 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 3/7, 14, 21, 28/2024-140001

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STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2024-045219
File No: 2022123417
Date Filed: 06/07/2022.
Name of Business: **SOMATIC HEALERS COLLECTIVE**, 5535 BALBOA BLVD #202, ENCINO, CA 91316. Registered Owner(s): GAIL MCCANN, 5535 BALBOA BLVD #202, ENCINO, CA 91316 & PAULA MILEY, 5535 BALBOA BLVD #202, ENCINO, CA 91316. This business was conducted by: COPARTNERS. Signed: PAULA MILEY, GENERAL PARTNER. This statement was filed with the County Clerk of LOS ANGELES County on 02/29/2024.

Gardena Valley News 3/7, 14, 21, 28/2024-140000

FICTITIOUS BUSINESS NAME STATEMENT 2024-034221

The following person is doing business as: **AAA TRAVEL MEDICAL SERVICES**, 1208 LEIGHTON AVE, LOS ANGELES, CA 90037. Registered Owners: DELMY LETICIA LEMUS, 1208 LEIGHTON AVE, LOS ANGELES, CA 90037. 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: DELMY LETICIA LEMUS, OWNER. This statement was filed with the County Recorder Office: 2/14/2024. 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).

FICTITIOUS BUSINESS NAME STATEMENT 2024-028703

The following person is doing business as: **GARDENA HS 74**, 1552 E CYRENE DR, CARSON, CA 90746. Registered Owners: GARY L. POLK, 1552 E CYRENE DR, CARSON, CA 90746. 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: GARY L. POLK, OWNER. This statement was filed with the County Recorder Office: 2/07/2024. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder

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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 3/7, 14, 21, 28/2024-139144

FICTITIOUS BUSINESS NAME STATEMENT 2024-037993

The following person is doing business as: **CHAPARRITO RECYCLING**, 10520 S FIGUEROA ST #3, LOS ANGELES, CA 90003. Registered Owners: HEMDIR SALVATIERRA BONILLA, 10520 S FIGUEROA ST #3, 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: 02/2024. Signed: HEMDIR SALVATIERRA BONILLA, OWNER. This statement was filed with the County Recorder Office: 2/20/2024. 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 3/7, 14, 21, 28/2024-140004

FICTITIOUS BUSINESS NAME STATEMENT 2024-033774

The following person is doing business as: **CREATIVE ENTERTAINMENT INTERNATIONAL**, 19528 VENTURA BLVD 299, TAZANA, CA 91356. Registered Owners: CHARLES B UNDERWOOD, 19528 VENTURA BLVD 299, TAZANA, CA 91356. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2024. Signed: CHARLES B UNDERWOOD, OWNER. This statement was filed with the County Recorder Office: 2/14/2024. 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-

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ation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).

Gardena Valley News 3/7, 14, 21, 28/2024-140023

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2024-015310
File No: 2019118725
Date Filed: 05/06/2019.
Name of Business: **CHIOMA AUTO PART, CHIOMA AUTO SERVICES**, 3155 W ROSECRANS AVE APT 33, HAWTHORNE, CA 90250. Registered Owner(s): CHIOMA CAROLINE IROEGBU, 3155 W ROSECRANS AVE APT 33, HAWTHORNE, CA 90250. This business was conducted by: INDIVIDUAL. Signed: CHIOMA CAROLINE IROEGBU, OWNER. This statement was filed with the County Clerk of LOS ANGELES County on 01/23/2024.

Gardena Valley News 2/15, 22, 29, 3/7/2024-139313

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NOTICE OF TRUSTEE'S SALE TS No. CA-23-959398-NJ Order No.: 230235276-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/24/2020. 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 accrued principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): ROSIE RICHARD MILLER, A WIDOW Recorded: 12/29/2020

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as Instrument No. 20201742703 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 4/16/2024 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of accrued balance and other charges: \$442,829.23 The purported property address is: 13215 GRAMERCY PL, GARDENA, CA 90249 Assessor's Parcel No.: 4061-020-033 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this Notice of Sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the trustee: CA-23-959398-NJ. Information about the postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information

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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 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-23-959398-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **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 trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be en-

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titled only to a return of the deposit paid. The Purchaser shall have no further recourse against the mortgagor, the mortgagee, or the mortgagee's attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-959398-NJ ID-SPub #0201027 2/29/2024 3/7/2024 3/14/2024**

Gardena Valley News 2/29, 3/7, 14/2024-135419

CITY OF GARDENA NOTICE INVITING BIDS for ROSECRANS COMMUNITY CENTER - CHASE BUILDING DEMOLITION PHASE PROJECT NO. 505

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

You may access the plans through the following website under Public Planroom:

<https://www.e-arc.com/location/costamesa/>
(Scroll down to "Planrooms"/"Order From PlanWell"/"Public Planroom" and select City of Gardena under the "in all company" pull-down menu) or https://customer.e-arc.com/arcEOC/Secures/PWELL_PrivateList.aspx?PrjType=pub
For help accessing and ordering, please contact a Planwell Administrator at 562.436.9761.

Notice is hereby given that the City of Gardena will receive sealed bids at the office of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until **2:00 p.m. on March 28, 2024**, and shortly thereafter on this same day, they will be publicly opened and read in the City Clerk's Office in-person and via ZOOM.

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

Topic: Bid Opening Time: 2:00 PM on March 28, 2024 (Shortly thereafter the deadline)
Join ZOOM Meeting

<https://us02web.zoom.us/j/87275259888>
Meeting ID: 872 7525 9888
Dial by phone: +1 669 444 9171 US

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

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. 505**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder.

Bids are required for the entire work as described below:

Contractor shall provide all labor, materials, equipment, and incidentals as specified and required for demolition, removal, rough grading, and disposal of the existing building (vacant Chase Bank); and all other site hardscapes as specified per plans and specs. Demolition includes structure concrete, foundations, walls, doors, windows, structural steel, metals, roofs, masonry, attachments, appurtenances, piping, electrical and mechanical equipment, curbs, walks, bollards, light poles, landscape/irrigation, trees, monumental signage, parking tire stops, stairs, fences and including all incidental work.

ENGINEER'S ESTIMATE: \$481,000
A non-mandatory pre-bid job walk will be held at 11:00 a.m. on March 13, 2024, at the project site, 2501 Roscrans Avenue, Gardena, CA 90249.

A non-mandatory pre-bid meeting will be held at 9:00 a.m. to 10:00 a.m. on March 13, 2024, at the City Council Chambers at Gardena City Hall (1700 West 162nd Street). The pre-bid meeting will include a networking component to encourage teaming and partnering between primes and Small Businesses as well as providing Small Businesses access to the City of Gardena's key procurement individuals. This networking component will provide Small Businesses valuable access and opportunity needed to promote their capabilities and strengthen competitiveness, marketability and participation of Small

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Businesses firms with in the City of Gardena's contracting program.

The deadline for Request of Information (RFI) is March 18, 2024, at 12 p.m.

The time of completion of contract shall be **[20] working days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **\$1,000 per each consecutive calendar day, or the true cost of damages to the City of Gardena due to lost revenue or additional expenses, whichever is greater.**

The City intends to issue a Notice to Proceed on or before May 12, 2024. Below is the project tentative schedule for your reference, however they are subject to change:

April 16, 2024 City Council award of Contract to Lowest Responsible Bidder
April 17, 2024 Bid Acceptance Letter and Contract Document to Contractor
May 1, 2024 Contractor to Execute and Return Contract Documents to the City within 14 calendars
Week of May 6, 2024 Preconstruction Meeting
Within few day of Preconstruction Meeting Notice to Proceed/Start Construction

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

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

ATTENTION: CITY, c/o CITY CLERK
(Bidder's Name and Address)

(Number and title of this project)

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

The contractor shall have an active **Class C21 & C22** licenses from the Contractor's

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State License Board at the time of submitting bid. Lead and asbestos abatement work shall be done by a contractor having the appropriate legal license and certifications.

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

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

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under it shall comply with the requirements of said sections in the employment of apprentices.

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The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

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

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

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

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

The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at http://www.dir.ca.gov/DIR_LSR/PWD/index.htm). This project is funded by the U.S. Department of Housing and Urban Development; therefore, it is also subject to the Federal Wage Decision, and the contractor shall use the higher of the two wage determinations between the state and federal.

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

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

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to

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Labor Code Section 1725.5. subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor or is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor or listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

This project is funded by the U.S. Department of Housing and Urban Development (HUD); therefore, contractor shall additionally adhere to all its federal provisions, Exhibits 1 through 17, in the specifications.

Any questions regarding this bid package may be referred to Kevin Kwak, Public Works Engineering Division at 310.217.9643 (kkwak@cityofgardena.org).

Gardena Valley News 2/29,3/7/2024-139598
CITY OF GARDENA NOTICE INVITING BIDS for ROWLEY PARK BASKETBALL REHABILITATION PROJECT NO. JN 530

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

You may access the plans through the following website under Public Planroom:

<https://www.e-arc.com/location/costa-mesa/>
(Scroll down to "Planrooms"/"Order From PlanWell"/"Public Planroom" and select City of Gardena under the "in all company" pull-down menu) or https://customer.e-arc.com/arcEOC/Secures/PWELL_PrivateList.aspx?PrjType=pub

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

Notice is hereby given that the City of Gardena will receive sealed bids at the office of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until **10:00am on March 19, 2024**, and shortly thereafter on this same day, they will be publicly opened and read in the City Clerk's Of-

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ice in-person and via ZOOM.

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

Topic: Bid Opening Time: 10:00 AM on March 19, 2024 (Shortly thereafter the deadline)
Join ZOOM Meeting

<https://us02web.zoom.us/j/84991435619>
Meeting ID: 84991435619
Dial by phone: +1 669 900 9128 US

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

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. JN 530**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder.

Bids are required for the entire work as described below:

The proposed hard-court play area rehabilitation project is designed to provide a new all-weather surface over existing concrete surfacing and reconfigure the existing basketball court(s) to include two new portable pickleball courts. Additionally, the existing lighting will be upgraded to high efficiency LED fixtures with new, relocated or upgraded poles/fixtures. Drainage design includes new catch basins and drywell stormwater storage and percolation retention areas within the existing tot lot. Excess stormwater may be pumped into the adjacent turf as needed during major storm events from a deep catch basin suitable for a sump pump located at the end of the new storm drain line.

ENGINEER'S ESTIMATE: \$260,000.00

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

The City's intent is to issue the Notice to Proceed for **May 13, 2024**. Below is the project tentative schedule for your reference, however they are subject to change:

March 26, 2024 City Council award of Contract to Lowest Responsible Bidder
March 29, 2024 City to email Contract Document to Awarded Contractor

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April 10, 2024 Contractor to Execute and Return Contract Documents to the City
May 6, 2024 Preconstruction Meeting
May 13, 2024 Notice to Proceed/Start Construction

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

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

ATTENTION: CITY, c/o CITY CLERK
(Bidder's Name and Address)

(Number and title of this project)

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

The contractor shall have an active **Class "A" or "C27"** license from the Contractor's State License Board at the time of submitting bid.

The 'GREENBOOK' specification (Section 3-2) requirement of the prime contractor to self-perform at least 50% of the contract price shall be reduced to 25% minimum.

Pursuant to Public Contract Code Section 22300, the Contractor may, at Contractor's sole cost and expense, substitute securities equivalent to any monies withheld by the City to insured performance under the contract unless applicable federal regulations or policies do not allow such substitution. Such security shall be deposited with the City, or a state or federally chartered bank as escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Contractor shall be the beneficial owner of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan

certificates of deposit. No such substitution shall be accepted until the escrow agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

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

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under it shall comply with the requirements of said sections in the employment of apprentices.

The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

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

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may

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certificates of deposit. No such substitution shall be accepted until the escrow agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

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

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under it shall comply with the requirements of said sections in the employment of apprentices.

The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

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

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may

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

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

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

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

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

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public

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Contract Code Section 10164 or 20103.5 provided the contractor or is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor or listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Jose Espinoza, Public Works Engineering Division at 310.217.9644 or jespinoza@cityofgardena.org.
Gardena Valley News 2/29,3/7/2024-139666

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THELMA P. JOHNSON AKA THELMA PEARL JOHNSON CASE NO. 24STPB01867

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of THELMA P. JOHNSON AKA THELMA PEARL JOHNSON. A PETITION FOR PROBATE has been filed by STEPHANIE ZAVALA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that STEPHANIE ZAVALA be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the per-

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sonal 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: 03/21/24 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in Cali-

fornia 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 LINDA ELIANA PAQUETTE - SBN 122376, LAW OFFICE OF LINDA ELIANA PAQUETTE 847 S GRAND AVE PASADENA CA 91105, Telephone (800) 400-5353 2/29, 3/7, 3/14/24 **CNS-3788208# GARDENA VALLEY NEWS Gardena Valley News 2/29,3/7,14/24-139838**

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NOTICE OF PUBLIC HEARING
The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, challenges may be limited to issues raised before or at the public hearing. Hearing Date and Time: Wednesday, April 24, 2024, at 9:00 a.m. Hearing Location: Hall of Administration, 500 W. Temple Street, Board of Supervisors Hearing Room 381-B, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429). Project No.: PRJ2023-002077 (Short Term Rentals Ordinance). Project Location: Countywide CEQA: Not a project under CEQA pursuant to section 21065 of the Public Resources Code, section 15378 of the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. Additionally, the project is exempt from CEQA pursuant to 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that the action will not have a significant adverse impact on the environment. Finally, even if the project can be considered a project un-

NOTICE OF PUBLIC HEARING

der CEQA, it qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines. Project Description: Amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to authorize Short-Term Rentals (STR) as an accessory use in residential dwellings in accordance with Division 3 (Short-Term Rental) of Title 7 (Business Licenses) of the County Code. For more information regarding this application, contact Brian McGinnis, Los Angeles County Department of Regional Planning (DRP), via e-mail at str@planning.lacounty.gov or by telephone: (213) 974-6457. Case materials are available online at <https://planning.lacounty.gov/str> and in all County libraries. All correspondence received by DRP shall be considered a public record. If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice. 3/7/24 **CNS-3789323# GARDENA VALLEY NEWS Gardena Valley News 3/7/24-139939**

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der CEQA, it qualifies for a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines and the County's Environmental Document Reporting Procedures and Guidelines. Project Description: Amendments to Title 22 (Planning and Zoning) of the Los Angeles County Code to authorize Short-Term Rentals (STR) as an accessory use in residential dwellings in accordance with Division 3 (Short-Term Rental) of Title 7 (Business Licenses) of the County Code. For more information regarding this application, contact Brian McGinnis, Los Angeles County Department of Regional Planning (DRP), via e-mail at str@planning.lacounty.gov or by telephone: (213) 974-6457. Case materials are available online at <https://planning.lacounty.gov/str> and in all County libraries. All correspondence received by DRP shall be considered a public record. If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice. 3/7/24 **CNS-3789323# GARDENA VALLEY NEWS Gardena Valley News 3/7/24-139939**

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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 sources, 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 mortgage, 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 or visit this internet website www.ndscorp.com/sale, using the file number assigned to this case 23-02118-SM-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 23-02118-SM-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 immedi-

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ately 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: 02/29/2024 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 866-539-4173; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4811095 0 3 / 0 7 / 2 0 2 4 , 0 3 / 1 4 / 2 0 2 4 , 0 3 / 2 1 / 2 0 2 4 **Gardena Valley News 3/7,14,21/2024-139949**

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 **MARCH 20, 2024, 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
STEVEN RICHLAND ENVIRONMENTAL RESOURCE DELVELOPMENT CORP:
MINING EQUIPMENT
STEVEN RICHLAND ENVIRONMENTAL RESOURCE DELVELOPMENT CORP:
MINING EQUIPMENT
TSERING ASOLA:
BOXES, DOLLY, AND MISC HOUSEHOLD
TSERING ASOLA:
BOXES, TOTES, CLOTHES, AND MISC HOUSEHOLD
TSERING ASOLA:
MISC HOUSEHOLD, BOXES AND CLOTHES
EUGENE POOL:
BOXES, ELECTRONICS, BAGS, AND BOXES
KARMELA CLAYTON:
TOTES, BOXES, AND CLOTHES
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

CITY OF GARDENA NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, March 12, 2024, at 7:30 p.m., or soon thereafter the City Council of the City of Gardena will conduct a public hearing on the following matter:

RESOLUTION NO. 6659: Adoption of Permit Fees

The City Council will also consider establishing permit fees for Temporary Use Permits and Temporary Event Permits. The data justifying the fee is available for review at <https://cityofgardena.org/community-development/planning-projects/>. The fees for Temporary Event Permits will vary depending on the size of the event and will be set at \$360 for small events, \$447 for medium sized events, and \$756 for large events. The fee for Temporary Use Permits will be set at \$1,160.50. The data on file includes the estimated cost of providing the service for which the fee will be levied.

Project Location: Citywide Applicant: City of Gardena

All public hearings will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247. The related materials will be on file and open for public inspection on the City's website at <https://cityofgardena.org/agendas-city-council/> no later than March 8, 2024. You will have the opportunity to speak during the hearing. Written comments and documentation may be submitted by email to publiccomment@cityofgardena.org. Alternatively, comments may be mailed to City of Gardena, at 1700 W. 162nd Street, Gardena, California 90247.

If you challenge the nature of any of the proposed actions in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena City Council at, or prior to, the public hearing.

/s/ MINA SEMENZA
City Clerk
Gardena Valley News 3/7/24-140055

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Gardena Valley News 3/7,14/2024-139978

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. 003180-CK (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.

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(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, TRADE-NAME, LEASEHOLD INTEREST AND IMPROVEMENTS, COVENANT NOT TO COMPETE, INVENTORY OF STOCK IN TRADE of that certain business located at: 2204 W EL SEGUNDO BLVD, GARDENA, CA 90249

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above (9) The last date for filing claims is: MARCH 22, 2024. (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: FEBRUARY 28, 2024 TRANSFEREES: PURPLE HIPPO GROUP INC., A CALIFORNIA CORPORATION ORD - 2 1 7 9 5 7 4 GARDENA VALLEY NEWS 3/7/24 Gardena Valley News 3/7/2024-139981

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CASE NO. 24TRCP00094 TO ALL INTERESTED PERSONS: Petitioner: CHIKAKO CHUNONO filed a petition with this court for a decree changing names as follows: CHIKAKO CHUNONO to CHIKAKO ONO. 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

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not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. NOTICE OF HEARING 04/19/2024 8:30 a.m., Dept. M Room 350 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 circula-

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tion, printed in this county: Gardena Valley News DATE: 2/29/2024 Gary Y. Tanaka Judge of the Superior Court Gardena Valley News 3/7,14,21,28/24-139999 ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CMCP00024 TO ALL INTERESTED PERSONS: Petitioner: HILLARIE KATHLENE PERRIN-GRANT filed a petition with this court for a decree changing names as follows: HILLARIE KATHLENE PERRIN-GRANT to HILLARIE KATHLENE PHILLIPS. 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,

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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 05/02/2024 8:30 a.m., Dept. A Room 904 Superior Court of California County of Los Angeles 200 W Compton Blvd Compton, CA 90220 To appear remotely, check in advance of the hearing for informa-

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tion 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: 2/20/2024 Michael Shultz Judge of the Superior Court Gardena Valley News 3/7,14,21,28/24-140003 NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 18441KM NOTICE IS HEREBY GIVEN to all creditors of the within names Seller(s) that a bulk sale is about to be made on personal property hereinafter described. The name(s), business address(es) to the seller(s) are: GAURI CORP., 2800 E. FIRST STREET, LOS ANGELES, CA 90033 The location in California of the Chief Executive Officer of the Seller(s) is: 31045 HAWKSMOOR DRIVE, RANCHO PALOS VERDES, CA 90275 Doing Business as: SUBWAY #46347 The name(s) and address of the buyer(s) is/are: HNA FOOD LLC, 12812 ARROYO LANE, NORWALK, CA 90650 The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, AND FRANCHISE RIGHTS and are located at: 2800 E. FIRST STREET, LOS ANGELES, CA 90033 All other business name(s) and address(es) used by the seller(s) within three years, as stated by the seller(s), is/are: NONE The bulk sale is intended to be consummated at the office of: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 and the anticipated sale date is MARCH 25, 2024 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: ALLIANCE MUTUAL ESCROW, INC., 12681 NEWPORT AVENUE, TUSTIN, CA 92780 The last date for filing claims shall be MARCH 22, 2024, which is the business day before the sale date specified above. Dated: FEBRUARY 14, 2024 BUYER: HNA FOOD LLC 2183587-C-PP GVN 3/7/24 Gardena Valley News 3/7/2024-140062



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 Online Public Auction 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. 2024A)

Whereas, on Tuesday, January 9, 2024, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online public auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, April 19, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, the TTC will offer for sale

and sell said properties on Saturday, April 20, 2024, beginning at 3:00 p.m. Pacific Time, through Tuesday, April 23, 2024, 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, May 31, 2024, 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, May 31, 2024, at 5:00 p.m. Pacific Time, for sale at online public auction at www.bid4assets.com/losangeles beginning Saturday, June 1, 2024, at 3:00 p.m. Pacific Time, through Tuesday, June 4, 2024, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector at ttc.lacounty.gov. Bidders are required to pre-register at www.bid4assets.com 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, March 15, 2024, at 8:00 a.m. Pacific Time and end on Tuesday, April 16, 2024, 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 properties, 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 of California, and is denied, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of NO. 2024A) tax-defaulted property 3827 AIN 6137-028-021 to the Treasurer and COMMUNITY MISSION Tax Collector, at 225 ARY BAPTIST CHURCH North Hill Street, Room OF COMPTON LOCATION 130, Los Angeles, California 90012. You may also call (213) 974-4244 AIN 6137-011-014 2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at ttc.lacounty.gov or email SOUTH CENTRAL IN-VESTMENTS INC LOCATION CITY-LOS ANGELES \$43,605.00 4251 AIN 6089-019-019 ROMERO,ELOY AND in this publication re-AMIREZ,GRISELDA to the Assessor's R LOCATION COUNTY OF LOS ANGELES Page, and the individual Parcel Number 4471 AIN 4063-003-026 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 Gardena Valley News the Office of the Assessor located at 500 -139781

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 February 6, 2024.

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. 2024A) 3827 AIN 6137-028-021 to the Treasurer and COMMUNITY MISSION Tax Collector, at 225 ARY BAPTIST CHURCH North Hill Street, Room OF COMPTON LOCATION 130, Los Angeles, California 90012. You may also call (213) 974-4244 AIN 6137-011-014 2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at ttc.lacounty.gov or email SOUTH CENTRAL INVESTMENTS INC LOCATION CITY-LOS ANGELES \$43,605.00 4251 AIN 6089-019-019 ROMERO,ELOY AND in this publication re-AMIREZ,GRISELDA to the Assessor's R LOCATION COUNTY OF LOS ANGELES Page, and the individual Parcel Number 4471 AIN 4063-003-026 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 Gardena Valley News the Office of the Assessor located at 500 -139781

CITY OF GARDENA NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, March 19, 2024, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing to consider the following:

Environmental Impact Report (Environmental Assessment #20-21); General Plan Amendment #3-21; Zone Change # 4-21; Zone Text Amendment #6-21; Specific Plan #1-21; Site Plan Review #11-21; Vesting Tentative Map #4-21; Development Agreement #2-21, and Affordable Housing Agreement.

The applicant is requesting the approval of a Specific Plan (SP #1-21) that provides for development of approximately 5.3-acres for up to 403 residential dwelling units. The project proposed to remove all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place, construct 328 apartment units in a seven-story apartment building and 75 three-story townhome units within ten buildings. The applicant's request includes a General Plan Amendment (GPA #3-21) to change the land use designation on the Gardena General Plan Land Use Map from Industrial and Industrial with a High Density 30 Overlay to "Specific Plan"; a Zone Change (ZC #4-21) to replace the existing zoning designation of General Industrial (M-2) and General Industrial (M-2) with a Housing Overlay 4 (HO-4) with the Normandie Crossing Specific Plan zone and Zone Text Amendment (ZTA #6-21) to amend the text of the Gardena Municipal Code to add this new zone; a Site Plan Review (SPR #11-21) of the physical design of the development which is incorporated in the Specific Plan; a Vesting Tentative Tract Map (VTM #4-21) to combine four lots into two and create one parcel for the apartment building and one parcel for the townhome-style buildings with the ability to create condominiums on the 75 townhome-style units; a Development Agreement (DA #2-21) between the City and developer that guarantees the right to build the development as set forth in this Specific Plan for a period of 10 years and provides community benefits to the City including affordable housing and a monetary payment. The Project will required an Affordable Housing Agreement to guarantee the affordability of the 20 lower income units for a period of 55 years.

As part of the project, the City is considering the Zoning Map and General Plan Land Use map amendments of two separate parcels, immediately adjacent to the project site, to correspond to the existing land uses within each parcel. The first is a change to the residential parcel at 16964 West 179th Street, from a General Industrial (M-2) designation to Single-Family Residential (R-1). The second is a change to the Union Pacific Railroad parcel immediately adjacent and east of the project site, from a General Industrial (M-2) designation to Official (O).

Approval of these items requires certification of an Environmental Impact Report (EA # 20-21), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations. The Planning Commission will consider a recommendation on the Project to the City Council.

Project Location: 16829, 16835, 16907, and 16911 S. Normandie Avenue (APN: 6106-030-011, 015, 016, and 017)

Project Applicant: Fred Shaffer and Steve Ludwig - 16911 Normandie Associates, LLC

Other Project Locations: 16964 Brighton Avenue (APN: 6106-030-008) and unaddressed Union Pacific Railroad parcel (APN: 6106-030-800)

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection on the City's website at flowing:

https://cityofgardena.org/community-development/planning-projects/ You will have the opportunity to speak during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org with the subject line: PLANNING COMMISSION COMMENT, or by postal mail to the Planning Division at the following address:

1700 W 162nd Street, Gardena, CA 90247

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

Amanda Acuna Community Development Manager Gardena Valley News 3/7/2024-140060