

NOTICE TO RESPONDENT:
(Aviso al Demandado):
MYUNG HUR YOU ARE BEING SUED
PETITIONER'S NAME IS:
(Nobre del demandante):
CINDY WONKYUNG SON

NOTICE! You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form **FL-120**) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.

NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. **FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. **AVISO!** Lo han demandado. Lea la informacion a continuacion.

Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California

(www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado. **AVISOS - LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2:** Las ordenes de restricción estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y dirección de la corte es): **SACRAMENTO SUPERIOR COURT: WILLIAM R. RIDGEWAY FAMILY RELATIONS COURTHOUSE, 3341 POWER INN ROAD, SACRAMENTO, CA 95826.** The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): **CINDY WONKYUNG SON, 8223 ADEN WAY, SACRAMENTO, CA 95828**

Date: 03/14/2024
Clerk, by (Secretario): **S. PRASAD Deputy (Adjunto)**

STANDARD FAMILY LAW RESTRAINING ORDERS

Starting immediately, you and your spouse or domestic partner are restrained from:
1. removing the minor children of the parties from the state or applying for a new or replacement passport for those minor children without the prior written consent of the other party or an order of the court;
2. cashing, borrowing against, canceling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children;
3. transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and
4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party. You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs.

ORDENES DE RESTRICCION ESTÁNDAR DE DERECHO FAMILIAR

En forma inmediata, usted y su cónyuge o pareja de hecho tienen prohibido:
1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de repuesto para los hijos menores, sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte;
2. cobrar, pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier seguro u otro tipo de cobertura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es);
3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y
4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe presentar ante la corte un aviso del cambio y hacer una entrega legal de dicho aviso a la otra parte. Cada parte tiene que notificar a la otra sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, y rendir cuenta a la corte de todos los gastos extraordinarios realizados después de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte. **NOTICE—ACCESS TO AFFORDABLE HEALTH INSURANCE:** Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506. **AVISO—ACCESO A SEGURO DE SALUD MÁS ECONÓMICO:** ¿Necesita seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com. O llame a Covered California al 1-800-300-0213. **WARNING—IMPORTANT INFORMATION** California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property. **ADVERTENCIA—INFORMACIÓN IMPORTANTE** De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tenencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en común o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción

comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado. **Gardena Valley News 9/12, 19, 26/2024-144071**

FICTITIOUS BUSINESS NAME STATEMENT 2024-177300

The following person is doing business as: **LU MATO PRECISION TOOLING**, 23130 MARIPOSA AVE, TORRANCE, CA 90502. Registered Owners: **ARMIDA AURORA TORRES**, PO BOX 342, GARDENA, CA 90247. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: **N/A**. Signed: **ARMIDA AURORA TORRES**, OWNER. This statement was filed with the County Recorder Office: **08/22/2024**. 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 9/12, 19, 26, 10/3/24-145804**

FICTITIOUS BUSINESS NAME STATEMENT 2024-178435

The following person is doing business as: **C STARS NURSERY INC**, 17654 S NORMANDIE AVE, GARDENA, CA 90248. Registered Owners: **C STARS NURSERY INC**, 17654 S NORMANDIE AVE, GARDENA, CA 90248. This business is conducted by: **CORPORATION**. The date registrant started to transact business under the fictitious business name or names listed above: **07/2004**. Signed: **ARMIDA AURORA TORRES**, PRESIDENT. This statement was filed with the County Recorder Office: **08/23/2024**. 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 9/12, 19, 26, 10/3/24-145805**

FICTITIOUS BUSINESS NAME STATEMENT

2024-182640
The following person is doing business as: **CESS INC**, 21143 GRACE AVE, CARSON, CA 90745. Registered Owners: **CORDERO ENGINEERING & SURVEYING SERVICES, INC.**, 21143 GRACE AVE, CARSON, CA 90745. This business is conducted by: **CORPORATION**. The date registrant started to transact business under the fictitious business name or names listed above: **05/2004**. Signed: **ROSEMARIE CORDERO**, CFO. This statement was filed with the County Recorder Office: **08/30/2024**. 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 9/19, 26, 10/3, 10/24-146103**

FICTITIOUS BUSINESS NAME STATEMENT 2024-188616

The following person is doing business as: **WATERFRONT CONNECT**, 14028 VAN NESS AVE, SUITE 1493, GARDENA, CA 90249. AI #ON 202250417409. Registered Owners: **BYRDIE V.I. LLC**, 14028 VAN NESS AVE, SUITE 1493, GARDENA, CA 90249. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **07/2024**. Signed: **TAHRON JACKSON**, MEMBER. This statement was filed with the County Recorder Office: **09/09/2024**. 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 9/19, 26, 10/3, 10/24-146104**

FICTITIOUS BUSINESS NAME STATEMENT 2024-185147

The following person is doing business as: **CELL NUTRITION MANAGEMENT**, 395 S. INDIAN HILL BLVD, CLAREMONT, CA 91711. Registered Owners: **BAMMS LLC**, 395 S. INDIAN HILL BLVD, CLAREMONT, CA 91711. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **09/2024**. Signed: **AMANDA THOMPSON**, MANAGING MEMBER. This statement was filed with the County Recorder Office: **09/04/2024**. 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 9/19, 26, 10/3, 10/24-146102**

FICTITIOUS BUSINESS NAME STATEMENT 2024-168655

The following person is doing business as: **MITCH DE GUTIER**, 16903 S. HARVARD BLVD, GARDENA, CA 90247. Registered Owners: **MITCHELL ALEJANDRO GUTIERREZ**, 16903 S. HAR-

V A R D B L V D , GARDENA, CA 90247. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: **06/2015**. Signed: **MITCHELL ALEJANDRO GUTIERREZ**, OWNER. This statement was filed with the County Recorder Office: **08/12/2024**. 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 9/19, 26, 10/3, 10/24-146103**

FICTITIOUS BUSINESS NAME STATEMENT 2024-188616

The following person is doing business as: **WATERFRONT CONNECT**, 14028 VAN NESS AVE, SUITE 1493, GARDENA, CA 90249. AI #ON 202250417409. Registered Owners: **BYRDIE V.I. LLC**, 14028 VAN NESS AVE, SUITE 1493, GARDENA, CA 90249. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **07/2024**. Signed: **TAHRON JACKSON**, MEMBER. This statement was filed with the County Recorder Office: **09/09/2024**. 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 9/19, 26, 10/3, 10/24-146104**

FICTITIOUS BUSINESS NAME STATEMENT 2024-183331

The following person is doing business as: **MIRICLE ISLAND COMMUNITY**, 2006 PALO VERDE AVENUE 152, LONG BEACH, CA 90815. Registered Owners: **LIZABETH BRENA**, 2005 PALO VERDE AVENUE 152, LONG BEACH, CA 90815 & **LJ B. LIZANA**, 2005 PALO VERDE AVENUE 152, LONG BEACH, CA 90815. This business is conducted by: **UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP**. The date registrant started to transact business under the fictitious business name or names listed above: **03/2012**. Signed: **LIZABETH BRENA**, GENERAL PARTNER. This statement was filed with the County Recorder Office: **08/30/2024**. 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 9/19, 26, 10/3, 10/24-146103**

FICTITIOUS BUSINESS NAME STATEMENT 2024-180407

The following person is doing business as: **FINE LINE AUTO BODY**, 3321 W. ROSECRANS AVE, HAWTHORNE, CA 90250. Registered Owners: **FINE LINE AUTO BODY INC**, 3321 W. ROSECRANS AVE, HAWTHORNE, CA 90250. This business is conducted by: **CORPORATION**. The date registrant started to transact business un-

der the fictitious business name or names listed above: **N/A**. Signed: **MARTIN KHZRTIAN**, CEO. This statement was filed with the County Recorder Office: **08/27/2024**. 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 9/19, 26, 10/3, 10/24-146105**

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2024-191189
File No: 2020033387
Date Filed: 02/10/2020.
Name of Business: **PALACIOS FURNITURE**, 1215 W 166TH STREET APT D, GARDENA, CA 90247. Registered Owner(s): **VICTOR PALACIOS**, 1215 W 166TH STREET APT D, GARDENA, CA 90247. This business was conducted by: **INDIVIDUAL**. Signed: **VICTOR PALACIOS**, OWNER. This statement was filed with the County Clerk of LOS ANGELES County on **09/12/2024**. **Gardena Valley News 9/19, 26, 10/3, 10/24-146106**

FICTITIOUS BUSINESS NAME STATEMENT 2024-183331

The following person is doing business as: **MIRICLE ISLAND COMMUNITY**, 2006 PALO VERDE AVENUE 152, LONG BEACH, CA 90815. Registered Owners: **LIZABETH BRENA**, 2005 PALO VERDE AVENUE 152, LONG BEACH, CA 90815 & **LJ B. LIZANA**, 2005 PALO VERDE AVENUE 152, LONG BEACH, CA 90815. This business is conducted by: **UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP**. The date registrant started to transact business under the fictitious business name or names listed above: **03/2012**. Signed: **LIZABETH BRENA**, GENERAL PARTNER. This statement was filed with the County Recorder Office: **08/30/2024**. 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 9/19, 26, 10/3, 10/24-146103**

FICTITIOUS BUSINESS NAME STATEMENT 2024-183331

The following person is doing business as: **VANSHOW SUSHI & BAR**, 3665 PACIFIC COAST HIGHWAY, TORRANCE, CA 90505. Registered Owners: **MARUKAI CORPORATION**, 1740 W. ARTESIA BOULEVARD, 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: **09/13/2024**. 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 9/19, 26, 10/3, 10/24-146123**

another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 9/19, 26, 10/3, 10/24-146107**

FICTITIOUS BUSINESS NAME STATEMENT 2024-183340

The following person is doing business as: a) **INNOVATIVE CITY YOUTH** b) **FAMESTECH**, 16129 HAWTHORNE D377 LAWDALE, CA 90260. Registered Owners: **MICHELLE BLACKWELL**, 16129 HAWTHORNE BLVD D377, LAWDALE, CA 90260. 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: **MICHELLE BLACKWELL**, OWNER. This statement was filed with the County Recorder Office: **08/30/2024**. 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 9/19, 26, 10/3, 10/24-146108**

FICTITIOUS BUSINESS NAME STATEMENT 2024-193108

The following person is doing business as: **VANSHOW SUSHI & BAR**, 3665 PACIFIC COAST HIGHWAY, TORRANCE, CA 90505. Registered Owners: **MARUKAI CORPORATION**, 1740 W. ARTESIA BOULEVARD, 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: **09/13/2024**. 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 9/19, 26, 10/3, 10/24-146123**

FBN Legal Notices-GV

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2024-180374
 File No: 2021254359
 Date Filed: 11/19/2021.
 Name of Business: **FINE LINE AUTO BODY**, 3321 W. ROSECRANS AVE, HAWTHORNE, CA 90250. Registered Owner(s): KEVORK ENTERPRISES, INC, 3321 W. ROSECRANS AVE, HAWTHORNE, CA 90250. This business was conducted by: CORPORATION. Signed: TALIN GIL-ABOUCHEAN, CFO. This statement was filed with the County Clerk of LOS ANGELES County on 08/27/2024.
Gardena Valley News 9/12,19,26,10/3/2024-145806

Legal Notices-GV

NOTICE OF TRUSTEE'S SALE T.S. No. 24-01242-DM-CA Title No. 240255113-CA-VOI A.P.N. 4070-016-006 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/12/2018. 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(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 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: Cuong Huy Phan and Lien Kim

Legal Notices-GV

Doan, husband and wife, as community property with right of survivorship Duly Appointed Trustee: National Default Servicing Corporation Recorded 04/20/2018 as Instrument No. 20180385866 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 10/02/2024 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: \$219,240.65 Street Address or other common designation of real property: 15516 Lemoli Ave, Gardena, CA 90249 A.P.N.: 4070-016-006 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

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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/sale, using the file number assigned to this case 24-01242-DM-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 24-01242-DM-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: 08/23/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite

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820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4823555 0 9 / 0 5 / 2 0 2 4 , 0 9 / 1 2 / 2 0 2 4 , 0 9 / 1 9 / 2 0 2 4
Gardena Valley News 9/5,12,19/2024-145592

NOTICE OF PETITION TO ADMINISTER ESTATE OF PATRICIA J. HURST
Case No. 23STPB09865

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of PATRICIA J. HURST
 A PETITION FOR PROBATE has been filed by Amonda McKenzie in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Amonda McKenzie be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Sept. 23, 2024 at 8:30 AM in Dept. No. 2D 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 author-

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ity 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: ROBERT V MASENGA ESQ SBN 062020** 1219 MORNINGSDR STE 212 MANHATTAN BEACH CA 90266 **ERIC R YAMAMOTO ESQ SBN 064741** 12100 WILSHIRE BLVD STE 710 LOS ANGELES CA 90025 CN109701 HURST Sep 5,12,19, 2024 **Gardena Valley News 9/5,12,19/2024-145636**

NOTICE OF PETITION TO ADMINISTER ESTATE OF HAZEL TSUYAKO TERAOKA
Case No. 24STPB09733

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of HAZEL TSUYAKO TERAOKA
 A PETITION FOR PROBATE has been filed by Don Teraoka in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Don Teraoka be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Oct. 1, 2024 at 8:30 AM in Dept. No. 29 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 author-

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ity 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: KWI YONG LEE, ESQ. SBN 249693** **LAW OFFICE OF KWI YONG LEE** 4220 ADMIRABLE DR RANCHO PALOS VERDES CA 90275 CN109748 TERAOKA Sep 5,12,19, 2024 **Gardena Valley News 9/5,12,19/2024-145687**

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 **SEPTEMBER 25, 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
 BRANDON HENDRIX: MISC ITEMS, BOXES, AND FURNITURE
 SIMONE PIRTLE: BOXES, AND CLOTHES
 MONIQUE ALLEN: FURNITURES, AND HOUSEHOLD
 CARESSA HARPER: CLOTHES;

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STROLLER, AND BOXES
 DARNELL QUICK: MISC ITEMS, SHELVES, AND TOTES
 FRANK ALLEN: LOOSE ITEMS, AND BAGS
 SARAH EGLINGTON: BOXES AND BAGS
 LAQUAINTE JUDGE: FRIDGE, BOXES, AND BAGS
 ANGELA HOOKS: BOXES AND SHELF
 ACRE CONCEPTS: MISC HOUSEHOLD AND BOXES
 JESUS SALGADO: PALLETS, AND BOXES
 TAMIA COLEMAN: STOVE, BOXES, AND FURNITURE
 SHAYE JOHNSON: TOTES AND BAGS
 KEVIN WEST: BOXES AND BAGS
 JAMES BROWN: TELEVISION AND BOXES
 ELLEN ZEMAULT: BOXES, CABINET, AND FURNITURE
 ROSHANBAR CONJAN: HOUSEHOLD FURNITURE
 ERIC GRADY: FURNITURE
 LENFORD FOLKES: FURNITURE, SUITCASES, AND BOXES
 ALEX LIU: LARGE WOODEN BOX
 TERRY WINZER: BOXES, BAGS, AND MATTRESS
 HENRY ARMSTRONG: MISC HOUSEHOLD, AND BOXES
 STEVEN JASPER: SHELVES, TOOLS, AND BAGS
 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 9/12,19/2024-145859

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOSE PEREZ CHAVEZ
Case No. 19STPB05495

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JOSE PEREZ CHAVEZ
 A PETITION FOR PROBATE has been filed by Daisy Calleja in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Jonathan J. Udezitz be appointed as special administrator 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,

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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 on Nov. 6, 2024 at 9:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. **Attorney for petitioner: KAREN TRIMBLE KRAUSE ESQ SBN 165137** **LAW OFFICE OF KAREN TRIMBLE KRAUSE APC** 1815 VIA EL PRADO STE 201 REDONDO BEACH CA 90277 CN109722 CHAVEZ Sep 12,19,26, 2024 **Gardena Valley News 9/12,19,26/2024-145914**

NOTICE OF PETITION TO ADMINISTER ESTATE OF THOMAS ARTHUR OLSON
Case No. 24STPB10052

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of THOMAS ARTHUR OLSON.

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A PETITION FOR PROBATE has been filed by LISA WACKERLY in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LISA WACKERLY be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 10/07/24 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in 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

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Notice form is available from the court clerk. Attorney for Petitioner MATTHEW C. YU, ESQ. - SBN 256235 LAW OFFICE OF MATTHEW C. YU 3620 PACIFIC COAST HWY. #200 TORRANCE CA 90505 Telephone (310) 891-0016 9/12, 9/19, 9/26/24 **CNS-3850673#** **GARDENA VALLEY NEWS** **Gardena Valley News 9/12,19,26/24-145916**

LEGAL NOTICE AND NOTICE OF HEARING
Maine Department of Health & Human Services

MAINE DISTRICT COURT

Doc. No.: WATDC-PC-2023-08

IN RE: Melinda Connors
DOB: 11/07/2009
Ryugo Connors
DOB: 03/28/2011
NOTICE IS HEREBY GIVEN TO PIYACHAI SRIBANDIT, whereabouts unknown:
Pursuant to 22 M.R.S. §4001 et seq., the Maine Department of Health & Human Services (hereafter, "DHHS") has petitioned the Court for a Child Protection Order and/or Termination of Parental Rights Order, concerning the child; Melinda Connors, d/o/b 11/07/2009 and Ryugo Connors d/o/b: 03/28/2011, born at Waterville, Maine. The mother is Jennifer Connors and the father is Piyachai Sribandit. DHHS has me the requirements of M.R. Civ. P. Rule 4(g)(1)(A)-(C). Hearing on the pending Petition(s) will be held at **Maine District Court, 18 Colby Street, Waterville, Maine, on Nov 6, 2024, at 10:30 am. Failure to appear at this hearing may result in the issuance of a child protection order, the termination of your parental rights, and/or any other order permissible under 22 M.R.S. §4001 et seq.** You may be entitled to legal counsel in these proceedings. Contact the court at the above address or (207) 873-2103. To obtain a copy of the Petition(s), contact the court or DHHS at 35 Anthony Avenue, Augusta, ME 04330. DHHS is represented by the Maine Office of the Attorney General, 6 State House Station, Augusta, ME 04333. Date: Aug 21 2024 /s/ Charles Dow, Judge, Maine District Court Date: Aug 21 2024 /s/ Christine Longley, Clerk, Maine District Court

Gardena Valley News 9/12, 19, 26/2024-145832

CITY OF GARDENA NOTICE INVITING BIDS

for **WESTERN AVENUE AND NORMANDIE AVENUE RAILROAD CROSSING REHABILITATION (DOT# 760507S & DOT# 760501B), WITH TRAFFIC DETOUR PLANNING AND CON-**

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TROL, JN 537 & JN 540

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:

www.e-arc.com/location/costa-mesa

Scroll down to "Planrooms" and click on "Order From Planwell". For help accessing and ordering, please contact a Planwell Administrator at 714.424.8525.

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 **3 pm on September 26, 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.

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

Topic: Bid Opening
Time: 3:00 PM on September 26, 2024 (Shortly thereafter the deadline)
Join ZOOM Meeting
<https://us02web.zoom.us/j/84072630138>
Meeting ID: 840 7263 0138
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. JN 537 and JN 540**. 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 for both crossings:

Union Pacific Railroad (UPRR) Company will perform the rehabilitation work on the railroad tracks for the Western Avenue and Normandie Avenue crossings on separate weekends. Contractor shall restore and or prepare base with the intent of paving immediately upon UPRR's completion of railroad track rehabilitation. Complete closure of the crossings to vehicular traffic will only be allowed starting 9pm Friday and

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should be open to traffic by the following Monday 5am as specified in the General and Technical provisions. Pavement restoration shall be based on the plans for this project on Exhibit A.

The schedule of work is dependent on UPRR's schedule and is subject to change that both crossings may be done in one phase (same 55 hour window on a weekend) or on two separate phases (different 55 hour window/weekend). The Contractor shall assume worse case scenario for bidding purposes, that is, two separate phases. No additional cost will be granted to the contractor or by the City if the work takes place in one phase.

Immediately after award, contractor shall submit a traffic detour plan, for the complete closure of each crossing, for approval of the city. The contractor shall also provide all signages, personnel (dedicated for traffic control only) and necessary permits from adjacent agency to cover both UPRR work and the pavement rehabilitation. Complete closure of the crossings to vehicular traffic will only be allowed during a 55-hour window starting 10pm Friday and should be open to traffic by the following Monday 5am. Paving of adjacent AC pavement shall immediately follow UPRR work. Work not requiring complete closure (striping, restoration of loop detectors) can be performed Mondays to Fridays from 7:30am to 4:30pm. All temporary striping shall be removed and restored to its original prior to detour.

Contractor shall Secure permit from UPRR and as required, have every personnel who will be working within 25 ft of the railroad to undergo UPRR safety training. The Contractor or shall also secure any permit required by adjacent agency as necessitated by the detour plan.

Contractor shall provide four (4) Changeable Message Signs (CMS) per project as advance notices two (2) weeks prior to start of construction at locations shown on the traffic control plan and or as directed by the city. The same CMS plus four (4) additional shall be used during the complete closure/detour. Contractor shall provide separate manpower solely dedicated to traffic control placement and implementation during the construction period.

Remove all temporary striping and restore as per plan.

ENGINEER'S ESTIMATE: \$ 265,000.00 (in-

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cluding Bid Alternates)

The time of completion of contract shall be **Fifteen [15] calendar days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Refer to the Technical Provisions, Part 1 Section 1, for details.

The City's intent is to award contract to the winning contractor prior to start of UPRR track rehabilitation. It is anticipated that construction activities by UPRR will begin November 2024 until December 2024. It is of utmost importance that all permits be secured before railroad work begins and advance notices in the form of the CMS's be in placed 2 weeks before start of UPRR work. Traffic detour and controls shall be in place prior to the start of full closure.

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 of at least a **C-31 and/or A** license from the Contractor's State License Board at the time of submitting bid.

Pursuant to Public Contract Code Section 22300, the Contractor may, at Contractor's sole cost and expense, substitute securities equivalent to any monies withheld by the City to insured performance under the contract unless applicable federal regulations or policies do not allow such substitution. Such security shall be deposited with the City, or a state or federally chartered bank as es-

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crow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Contractor shall be the beneficial owner of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. No such substitution shall be accepted until the escrow agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

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

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

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

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

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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 (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>).

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

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

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may be referred to William Mendoza, Public Works Engineering Division at 310.217.9608 or wmendoza@city-ofgardena.org **Gardena Valley News 9/12,19/2024-145977**

NOTICE OF TRUSTEE'S SALE No.: 24-182673 A.P.N.: 6115-037-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 13, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal 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 the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): WALTER BEATTY AND RUBY BEATTY, HUSBAND AND WIFE Duly Appointed Trustee: Robertson, Anschutz, Schneid, and Crane, LLP Recorded on April 20, 2007 at Instrument No. 20070950742 of Official Records in the office of the Recorder of LOS ANGELES County, California Sale Date and Time: Octo-

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Legal Notices-GV

Legal Notices-GV

ber 18, 2024 at 11:00 AM Sale Location: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$381,713.51 (Estimated) Street Address or other common designation of real property: 1049 W 130TH ST. GARDENA CA, 90247. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A LOT 64, OF TRACT NO. 15995, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 361 PAGE(S) 33 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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. NOTICE TO POTENTIAL BIDDER(S): 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

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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(S): 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 866-684-2727 or visit this Internet Web site www.servicelinkasap.com using the file number assigned to this case 24-182673. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 866-684-2727 or visit this internet website www.servicelinkasap.com, using the file number assigned to this case 24-182673 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so

that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 9/10/2024 Robertson, Anschutz, Schneid and Crane, LLP By: Marisol Nagata, Esq. 1 League, #62700 Irvine, CA 92602 Phone: 858-

997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT www.servicelinkasap.com FOR AUTOMATED SALES INFORMATION, PLEASE CALL 866-684-2727. The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License# 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the

United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4824594 09/19/2024 09/26/2024 10/3/2024 Gardena Valley News 9/19/26,10/3/2024-146090

NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105) Escrow No. 24-3042-JK

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: NOZOMIED, INC., 15472 S WESTERN AVE UNIT 104B, GARDENA, CA 90249

Doing Business as: KIRAKU RAMEN RESTAURANT 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 location in California of the Chief Executive Officer of the Seller(s) is: NONE The name(s) and address of the Buyer(s) is/are: RAHNDEZVOUS, INC., 2217 BRANDEN STREET, LOS ANGELES, CA 90026

The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TOOLS, GOODWILL, TRADENAME, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS AND LICENSES AND INVENTORY OF STOCK IN TRADE and are located at: 15472 S WESTERN AVE UNIT 104B, GARDENA, CA 90249

The bulk sale is intended to be consummated at the office of: ACE ESCROW INC, 1725 S. NOGALES ST #104, ROWLAND HEIGHTS, CA 91748 and the anticipated sale date is OCTOBER 7, 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: ACE ESCROW INC, 1725 S. NOGALES ST #104, ROWLAND HEIGHTS, CA 91748 and the last day for filing claims shall be OCTOBER 4, 2024, which is the business day before the sale date specified above.

Dated: 09/12/24 BUYER: RAHNDEZVOUS, INC. ORD - 2678937 GARDENA VALLEY NEWS 9/19/24 Gardena Valley News 9/19/2024-146096

NOTICE OF COMMENT PERIOD AND PUBLIC HEARING FOR THE DRAFT FY 2023-2024 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORTS (CAPER) CITY OF GARDENA

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to the U.S. Department of Housing and Urban Development (HUD) regulations, the City of Gardena has prepared a draft Consolidated Annual Performance Evaluation Report (CAPER) for the 2023-2024 Fiscal Year. The draft CAPER will be available for public review and comment from September 19, 2024 through October 3, 2024.

The CAPER provides an assessment of the City's performance in using Community Development Block Grant (CDBG) funds in meeting the City's housing and community development goals that were included in the 2023-2024 Annual Action Plan.

During the public comment period, the draft document is available for public inspection on the City's website at www.cityofgardena.org, Gardena City Clerk's Office, Gardena City Manager's Office, Gardena Human Services Division, Mayme Dear Memorial Library, and Nakaoka Community Center. Copies may also be provided upon request by contacting Greg Tsujiuchi, Director of Community Development at (310) 217-9526.

PUBLIC NOTICE IS HEREBY FURTHER GIVEN that the City Council of the City of Gardena will conduct a public hearing on Tuesday, October 8, 2024, at 7:30 p.m. in the City Hall Council Chambers, 1700 W. 162nd Street, Gardena, California for the purpose of 1) receiving public comment on the draft FY2023-2024 CAPER report, and (2) approving the submission of the reports to the U.S. Department of Housing and Urban Development (HUD).

All interested persons may appear before the City Council at said hearing and will be given an opportunity to comment on the above-referenced item at the public hearing and any subsequent public hearings conducted related to the item. In addition, written comments may be submitted to the City Council prior to the hearing via U.S. Mail to the attention of City Clerk's Office, City of Gardena, 1700 W 162nd Street, Gardena, CA 90247 or via email to publiccomment@cityofgardena.org. Please reference the hearing title and date of the hearing in any correspondence.

If you wish to challenge the above item in court, the challenge will be limited only to those issues you or someone else raised at the public hearing in written correspondence delivered to the City at or prior to the public hearing as described in this notice. The City cannot be held responsible for U.S. Mail that is not received prior to the hearing.

Americans with Disabilities Act (ADA): The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by email cityclerk@cityofgardena.org at least 24 hours prior to the scheduled special meeting to ensure assistance is provided. Assistive listening devices are available.

Limited English Proficiency (LEP) An interpreter for Limited English-speaking persons with Limited English Proficiency (LEP) can be made available at public hearing meetings. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements.

Spanish: Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Greg Tsujiuchi al (310) 217-9526.

Korean: 이 통지 또는 한국어 문서 번역에 대한 자세한 정보가 필요한 경우 (310) 217-9526으로 Greg Tsujiuchi에게 문의하십시오.

Japanese: この通知または日本語の文書の翻訳に関する詳細情報が必要な場合は、Greg Tsujiuchi((310)217-9526)にお問い合わせください。

/s/ MINA SEMENZA CITY CLERK



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. 2024B)

Whereas, on Tuesday, July 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, October 18, 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, October 19, 2024, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 22, 2024, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at https://www.govease.com/los-angeles.

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, December 6, 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, December 6, 2024, at 5:00 p.m. Pacific Time, for sale at online public auction at https://www.govease.com/los-angeles beginning Saturday, December 7, 2024, at 3:00 p.m. Pacific Time, through Tuesday, December 10, 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 https://www.govease.com/los-angeles and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, September 20, 2024, at 8:00 a.m. Pacific Time and end on Tuesday, October 15, 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 bid, the TTC will send notice to all parties of interest, pursuant to State law.

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

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

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 26, 2024.

Elizabeth B. Ginsberg ELIZABETH BUENROSTRO GINSBERG 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. 2024B) 2675 AIN 6089-019-019 ROMERO,ELOY AND RAMIREZ,GRISelda R LOCATION COUNTY OF LOS ANGELES \$14,325.00 2685 AIN 6117-020-025 SOUTH CENTRAL INVESTMENTS INC LOCATION COUNTY OF LOS ANGELES \$61,663.00 2689 AIN 6137-028-021 COMMUNITY MISSIONARY BAPTIST CHURCH OF COMPTON LOCATION COUNTY OF LOS ANGELES \$14,000.00 3698 AIN 6102-001-016 TOLTEC HOLDINGS LLC LOCATION COUNTY OF LOS ANGELES \$106,596.00 3699 AIN 6103-014-043 KLM INVESTMENT INC AND LIU,JACK LOCATION COUNTY OF LOS ANGELES \$23,022.00 CN110421 556 Sep 19,26, Oct 3, 2024

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