

NOTICE OF TRUSTEE'S SALE TS No. CA-24-995496-BF Order No.: 3183556 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): ANTONIA URI-

ARTE AND MIGUEL MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 2/1/2006 as Instrument No. 06 0239625 and modified as per Modification Agreement recorded 12/3/2019 as Instrument No. 20191327431 and modified as per Modification Agreement recorded 6/22/2012 as Instrument No. 20120929232 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/10/2025 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$553,457.29 The purported property address is: 13108 HAAS AVENUE, GARDENA, CA 90249 Assessor's Parcel No.: 4061-003-005 **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 con-

tacting 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 1-866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-995496-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can

purchase the property if you match the lowest 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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-995496-BF 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. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDER:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-995496-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE informa-

tion only Sale Line: 1-866-539-4173 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-995496-BF IDSPub #0225729 12/19/2024 12/26/2024 1/2/2025
Gardena Valley News 12/19, 26/24, 1/2/25-148436

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HIEP MINH LUU CASE NO. 24STPB12091
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HIEP MINH LUU.
A PETITION FOR PROBATE has been filed by MICHELLE NGUYEN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MICHELLE NGUYEN 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 represent-

ative 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: 03/20/25 at 8:30AM in Dept. 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 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 PATRICK MCNALLY - SBN 183467 LAW OFFICES OF PATRICK MCNALLY 22921 TRITON WAY, STE. 231 LAGUNA HILLS CA 92653 Telephone (714) 988-6370 BSC 226161 12/19, 12/26/24, 1/2/25 **CNS-3878272# GARDENA VALLEY NEWS Gardena Valley News 12/19, 26/24, 1/2/25-148516**

KABAKA. A PETITION FOR PROBATE has been filed by DARIUS PAGE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DARIUS PAGE AKA DARIUS LAMAR PAGE 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 with limited authority. (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: 01/13/25 at 8:30AM in Dept. 4 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

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Gardena Valley NEWS
MAYOR TASHA CERDA
LAST CALL: TROLLEY TO MANHATTAN BEACH
Contracts agreed on at meeting
Boulevard Nights in show Saturday at Gard. Cinema
Jazz Festival Sunday




South Bay Appliance
3040 W. REDONDO BEACH BLVD. GARDENA, CA 90247

Legal Notices-GV

Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner DAVID M. PRICE, ESQ., SBN 120105 PRAY PRICE WILLIAMS & PICKING 555 E. OCEAN BLVD., SUITE 501 LONG BEACH CA 90802 Telephone (562) 436-1231

12/19, 12/26/24, 1/2/25
CNS-3880020#

GARDENA VALLEY NEWS
Gardena Valley News
12/19,26/24,1/2/25-148616

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24TRCP00470

TO ALL INTERESTED PERSONS: Petitioner: SINGH BHANO by MAN SINGH LACH & DUC MY THUY DAO filed a petition with this court for a decree changing names as follows: SINGH BHANO to MICHELLE SINGH. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING
01/24/2025
9:30 a.m., Dept. 8 Room 504 Superior Court of California County of Los Angeles

One Regent Street Inglewood, CA 90301
To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News
DATE: 12/05/2024
Ronald F. Frank
Judge of the Superior Court
Gardena Valley News
12/19,26/24,1/2,9/25-148627

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILBERT SELLERS CASE NO. 24STPB12686

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in

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the WILL or estate, or both of WILBERT SELLERS. A PETITION FOR PROBATE has been filed by LANCE SELLERS AND SHALON SELLERS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LANCE SELLERS be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 01/29/25 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, 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
L I N D S A Y H .

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ALTAMIRANO - SBN 284723
ALTA LEGACY LAW, APLC
21250 HAWTHORNE BOULEVARD, SUITE 500
TORRANCE CA 90503
Telephone (424) 242-5021
BSC 226185
12/26/24, 1/2, 1/9/25
CNS-3880267#
GARDENA VALLEY NEWS
Gardena Valley News
12/26/24,1/2,9/25-148647

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SIMA THORNE AKA SIMA KVESIC THORNE CASE NO. 23STPB03942

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SIMA THORNE AKA SIMA KVESIC THORNE. A PETITION FOR PROBATE has been filed by JENIFER DOULE, AS POWER-OF-ATTORNEY FOR LJUBO KVESIC, JR. in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RANDY BECKMAN, CLFP be appointed as Special Administrator with general powers to administer the estate of the decedent.

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

A HEARING on the petition will be held in this court as follows: 01/10/25 at 8:30AM in Dept. 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,

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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 LIRAN ALIAV - SBN 292055
ALIAV LAW, APC
291 S LA CIENEGA BLVD #310
BEVERLY HILLS CA 90211
Telephone (310) 800-2911
12/26/24, 1/2, 1/9/25
CNS-3881715#
GARDENA VALLEY NEWS
Gardena Valley News
12/26/24,1/2,9/25-148765

NOTICE OF SHERIFF'S SALE INNER CITY SKYLINE, INC. VS JAMES, RENITA CASE NO: BC630725 R

Under a writ of Sale issued on 09/18/24. Out of the L.A SUPERIOR COURT STANLEY MOSK, of the CENTRAL DISTRICT, County of Los Angeles, State of California, on a judgment entered on 11/04/22.

The described property is sold subject to the right of redemption. The amount of the secured indebtedness with interest and costs is \$194,805.20 (Amount subject to revision) In favor of INNER CITY SKYLINE, INC. and against JAMES, RENITA.

I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows: LOT 54 OF TRACT NO. 23039, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 608, PAGES 55-57 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 4059-011-009 Commonly known as: 13916 ARDATH AVENUE, GARDENA, CA 90249 Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the

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right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 02/05/25, 10:00 AM at the following location.
STANLEY MOSK COURTHOUSE
111 N. HILL STREET, ROOM 125B
LOS ANGELES, CA 90012

() This sale is subject to a minimum bid in the amount of \$0.00. (Subject to revision) Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney LAW OFFICE OF HOWARD S. BLUM 21800 OXNARD STREET, SUITE 640 WOODLAND HILLS, CA 91367
Dated: 12/19/24
Branch: Los Angeles
ROBERT G. LUNA, Sheriff
By: LISA MOJARRO, Deputy
Operator Id: E612694
Para obtener esta informacion-traducción en Espanol llame a este numero: (213) 972-3950
NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)
CN112959 BC630725
R Jan 2,9,16, 2025
Gardena Valley News
1/2,9,16/2025-148912

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. T-019642-JC

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers and address of the Seller/Licensee are: MUN HI LEE, 1258 W GARDENA, CA 90247-4826
The business is known as: SAM'S MARKET
The names, Social Security or Federal Tax Numbers and addresses of the Buyer/Transferee are: ISABEL NUNEZ, 8121 REGIS WAY, WESTCHESTER, CA 90045

As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, TRADE NAME, GOODWILL, TRADE NAME, LEASE,

Legal Notices-GV

LEASEHOLD IMPROVEMENT AND ABC LICENSE and are located at: 1258 W GARDENA, CA 90247-4826

The kind of license to be transferred is: TYPE 20 OFF-SALE BEER AND WINE LICENSE #553088, now issued for the premises located at: 1258 W GARDENA, CA 90247-4826

The anticipated date of the sale/transfer is FEBRUARY 28, 2025 at the office of: TOWER ESCROW INC., 23044 CRENSHAW BLVD, TORRANCE, CA 90505. T-019642-JC

The amount of the purchase price or consideration in connection with the transfer of the license and business, including estimated inventory \$3,000.00, is the sum of \$15,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$15,000.00 It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: DECEMBER 18, 2024

SELLERS: MUN HI LEE,
BUYERS: ISABEL NUNEZ
O R D - 3 0 9 3 1 7 5
GARDENA VALLEY NEWS 1/2/25
Gardena Valley News
1/2/2025-148949

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 003384-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.
(2) The name and business addresses of the seller are: BOBHI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; TSUNG CHING CHOU; AND JUAN LI 403 NORTH PACIFIC COAST HIGHWAY, SUITE 101, REDONDO BEACH, CA 90277
(3) The location in California of the chief executive office of the Seller is: 24667 CRENSHAW BLVD., #B, TORRANCE, CA 90505
(4) The names and business address of the Buyer(s) are: TERESA TU 403 NORTH PACIFIC COAST HIGHWAY, SUITE 101, REDONDO BEACH, CA 90277
(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: 1550 PACIFIC COAST HIGHWAY, REDONDO BEACH, CA 90277

(6) The business name used by the seller(s) at said location is: BOBAHI REDONDO BEACH
(7) The anticipated date of the bulk sale is JANUARY 21, 2025 at the office of: UNITY ESCROW, INC., 3600 WILSHIRE BLVD., SUITE 900 LOS

Legal Notices-GV

90277
(6) The business name used by the seller(s) at said location is: RAMEN SHACK TAKUMIYA

(7) The anticipated date of the bulk sale is JANUARY 22, 2025 at the office of: HANA ESCROW COMPANY, INC., 3580, WILSHIRE BLVD., SUITE 1170 LOS ANGELES, CA 90010
(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: JANUARY 21, 2025.

(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: NOVEMBER 13, 2024

TRANSFEREES: BROTHER'S BURRITOS AVENUE H CORP, A CALIFORNIA CORPORATION
O R D - 3 0 9 3 3 1 3
GARDENA VALLEY NEWS 1/2/25
Gardena Valley News
1/2/2025-148952

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 889442-IM
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: BOBHI LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; TSUNG CHING CHOU; AND JUAN LI 403 NORTH PACIFIC COAST HIGHWAY, SUITE 101, REDONDO BEACH, CA 90277

(3) The location in California of the chief executive office of the Seller is: 24667 CRENSHAW BLVD., #B, TORRANCE, CA 90505
(4) The names and business address of the Buyer(s) are: TERESA TU 403 NORTH PACIFIC COAST HIGHWAY, SUITE 101, REDONDO BEACH, CA 90277
(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 1819 SOUTH CATALINA AVENUE, REDONDO BEACH, CA 90277

(6) The business name used by the seller(s) at said location is: PEDONE'S PIZZA & DELI
(7) The anticipated date of the bulk sale is JANUARY 24, 2025 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-11956-24, Escrow Officer: LISA EVANS
(8) Claims may be filed with Same as "7"

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ANGELES, CA 90010, Escrow No. 889442-IM, Escrow Officer: MONICA KWACK
(8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: JANUARY 17, 2025.

(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: NOVEMBER 8, 2024

TRANSFEREES: TERESA TU 3 0 9 8 5 7 1 - P P
GARDENA VALLEY NEWS 1/2/25
Gardena Valley News
1/2/2025-148962

NOTICE OF PUBLIC SALE:

The following self-storage unit contents containing packaging, boxes, business equipment and other personal goods will be sold via online public auction to satisfy a lien on Mon 1/13 at 10am. Unit C6, Overnight Express. Located at 153 W. Rosecrans Ave. Gardena, CA 90248 Auction will take place online at: www.storage-treasures.com.
Gardena Valley News
12/2624,1/2/25-148839

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. NB-L-11956-24
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described

(2) The name and business addresses of the seller are: RUBY SAVANNAH, INC., 1819 SOUTH CATALINA AVENUE, REDONDO BEACH, CA 90277

(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE
(4) The names and business address of the Buyer(s) are: PEDONE PIZZA DELI LLLP, 12532 SE 32ND STREET UNIT 39 BELLEVUE, WA 98005

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 1819 SOUTH CATALINA AVENUE, REDONDO BEACH, CA 90277

(6) The business name used by the seller(s) at said location is: PEDONE'S PIZZA & DELI
(7) The anticipated date of the bulk sale is JANUARY 24, 2025 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660, Escrow No. NB-L-11956-24, Escrow Officer: LISA EVANS
(8) Claims may be filed with Same as "7"

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above
 (9) The last date for filing claims is: JANUARY 23, 2025.
 (10) This Bulk Sale is

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subject to California Uniform Commercial Code Section 6106.2. (11) As listed by the Seller, all other business names and ad-

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dresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
 Dated: DECEMBER 17, 2024
 TRANSFEREES: PEDONE DELI LLLP, A NEVADA PARTNERSHIP
 O R D - 3 0 9 9 2 8 4
 GARDENA VALLEY NEWS 1/2/2025
 Gardena Valley News 1/2/2025-148972

FBN Legal Notices-GV**FICTITIOUS BUSINESS NAME STATEMENT 2024-239004**

The following person is doing business as: **KLICKREEL MEDIA**, 879 WEST 190TH STREET SUITE 400, GARDENA, CA 90248. Registered Owners: JENNY GRACE SISON, 879 WEST 190TH STREET SUITE 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: 10/2024. Signed: JENNY GRACE SISON, OWNER. This statement was filed with the County Recorder Office: 11/20/2024. 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 12/12,19,26/24,1/2/25-148453**FICTITIOUS BUSINESS NAME STATEMENT 2024-237571**

The following person is doing business as: **E AND E PAINTING CO**, 3402 WEST 228TH STREET, TORRANCE, CA 90505. Registered Owners: CHANG Y CHOE, 3402 WEST 228TH STREET, TORRANCE, CA 90505. 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: CHANG Y CHOE, OWNER. This statement was filed with the County Recorder Office: 11/19/2024. 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,

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state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News 12/19,26/24,1/2,9/25-148628

FICTITIOUS BUSINESS NAME STATEMENT 2024-228377

The following person is doing business as: **PERFECT SWIMMING POOL SERVICE**, 1419 WEST 179TH STREET UNIT #4, GARDENA, CA 90248. Registered Owners: YONG SIK MOON, 1419 WEST 179TH STREET UNIT #4, 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: YONG SIK MOON, OWNER. This statement was filed with the County Recorder Office: 11/05/2024. 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 12/19,26/24,1/2,9/25-148631**FICTITIOUS BUSINESS NAME STATEMENT 2024-247446**

The following person is doing business as: **CARIBBEAN SUGAR N SPICE CATERING**, 5690 FULLERTON AVE 11, BUENA PARK, CA 90621. Registered Owners: SAIDRICK OLIVER CAMPBELL, 5690 FULLERTON AVE 11, BUENA PARK, CA 90621 & TOMMECA LEE CAMPBELL, 5690 FULLERTON AVE 11, BUENA PARK, CA 90621. This business is conducted by: MAR-RIED COUPLE. The date registrant started to transact business under the fictitious business name or names listed above: 12/2024. Signed: SAIDRICK OLIVER CAMPBELL, HUSBAND. This statement was filed with the County Recorder Office: 12/05/2024. 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 12/19,26/24,1/2,9/25-148629**FICTITIOUS BUSINESS NAME STATEMENT 2024-250825**

The following person is doing business as: **GEILE AUTOS**, 1744 W 166TH STREET, GARDENA, CA 90247. Registered Owners: MARTIN TIRTASANA, 1744 W 166TH STREET, 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: MARTIN TIRTASANA, OWNER. This statement was filed with the County Recorder Office: 12/11/2024. 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 12/19,26/24,1/2,9/25-148630**FICTITIOUS BUSINESS NAME STATEMENT 2024-252580**

The following person is doing business as: **UNCLE MAC'S**, 15490 S. WESTERN AVEN-

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2024-253337
 The following person is doing business as: **SHADOWREALM CYBERSECURITY**, 2652 E 15TH ST APT 1, LONG BEACH, CA 90804. Registered Owners: DAVID MCGARY, 2652 E 15TH ST APT 1, LONG BEACH, CA 90804. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 12/2024. Signed: DAVID MCGARY, OWNER. This statement was filed with the County Recorder Office: 12/16/2024. 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 12/19,26/24,1/2,9/25-148633**FICTITIOUS BUSINESS NAME STATEMENT 2024-250859**

The following person is doing business as: **TOSHIMITSU CONSTRUCTION CONSULTATIONS** b) **TOSHIMITSU ENTERPRISE**, 1820 W 152ND ST, GARDENA, CA 90249. Registered Owners: KYLE TAKUMI KAINOA TOSHIMITSU, 1820 W 152ND ST, 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: 12/2024. Signed: KYLE TAKUMI KAINOA TOSHIMITSU, OWNER. This statement was filed with the County Recorder Office: 12/11/2024. 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 12/19,26/24,1/2,9/25-148634**FICTITIOUS BUSINESS NAME STATEMENT 2024-254768**

The following person is doing business as: a) **H I P H O P** **LOOKALIKES** b) **SEO VIDEO PRODUCTION**, 24325 CRENSHAW BLVD #256, TORRANCE, CA 90505. Registered Owners: JOSHUA TIMOTHY

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UE, GARDENA, CA 90249. AI #ON 6310445. Registered Owners: MACKS SD INC., 15490 S. WESTERN AVENUE, GARDENA, CA 90249. 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: MACKS SD, INC, VICE PRESIDENT. This statement was filed with the County Recorder Office: 12/12/2024. 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 12/19,26/24,1/2,9/25-148633**FICTITIOUS BUSINESS NAME STATEMENT 2024-255695**

The following person is doing business as: **ART'S CLEANERS**, 1512 W REDONDO BEACH BLVD, GARDENA, CA 90247. AI #ON 6430531. Registered Owners: SARF CORP, 1512 W REDONDO BEACH BLVD, GARDENA, CA 90247. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: MOHAMMAD S SIDDIQUI, CEO. This statement was filed with the County Recorder Office: 12/18/2024. 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 1/2,9,16,23/25-148963**FICTITIOUS BUSINESS NAME STATEMENT 2024-254368**

The following person is doing business as: a) **LUCKY SPA & SKIN CARE LLC** b) **LUCKY SPA & SKIN CARE LLC** c) **LUCKY SPA & SKIN CARE LLC**, 1715 W EL SEGUNDO BLVD, GARDENA, CA 90249. Registered Owners: LUCKY SPA & SKIN CARE LLC, 1715 W EL SEGUNDO BLVD, GARDENA, CA 90249. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant

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HARRAWAY, 24325 CRENSHAW BLVD #256, TORRANCE, CA 90505. 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: JOSHUA TIMOTHY HARRAWAY, OWNER. This statement was filed with the County Recorder Office: 12/17/2024. 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 1/2,9,16,23/25-148903**FICTITIOUS BUSINESS NAME STATEMENT 2024-255695**

The following person is doing business as: **ART'S CLEANERS**, 1512 W REDONDO BEACH BLVD, GARDENA, CA 90247. AI #ON 6430531. Registered Owners: SARF CORP, 1512 W REDONDO BEACH BLVD, GARDENA, CA 90247. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: MOHAMMAD S SIDDIQUI, CEO. This statement was filed with the County Recorder Office: 12/18/2024. 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 1/2,9,16,23/25-148963**FICTITIOUS BUSINESS NAME STATEMENT 2024-254368**

The following person is doing business as: a) **LUCKY SPA & SKIN CARE LLC** b) **LUCKY SPA & SKIN CARE LLC** c) **LUCKY SPA & SKIN CARE LLC**, 1715 W EL SEGUNDO BLVD, GARDENA, CA 90249. Registered Owners: LUCKY SPA & SKIN CARE LLC, 1715 W EL SEGUNDO BLVD, GARDENA, CA 90249. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant

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started to transact business under the fictitious business name or names listed above: 12/2024. Signed: HONGMEI XU, CEO. This statement was filed with the County Recorder Office: 12/17/2024. 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 1/2,9,16,23/25-148964**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

File No. 2024-253403
 File No: 2024162893
 Date Filed: 08/02/2024.
 Name of Business: **TUBBY'S TACOS**, 15490 S. WESTERN AVENUE, GARDENA, CA 90249. Registered Owner(s): MACKS SD, INC, 15490 S. WESTERN AVENUE, GARDENA, CA 90249. This business was conducted by: CORPORATION. Signed: KATHLEEN DAVID, VICE-PRESIDENT. This statement was filed with the County Clerk of LOS ANGELES County on 12/16/2024.
Gardena Valley News 1/2,9,16,23/2025-148965

FICTITIOUS BUSINESS NAME STATEMENT 2024-256800

The following person is doing business as: **THE YOSHIDA FIRM**, 8605 SANTA MONICA BLVD PMB 443796, WEST HOLLYWOOD, CA 90069. Registered Owners: DAVID YOSHIDA, 8605 SANTA MONICA BLVD PMB 443796, WEST HOLLYWOOD, CA 90069. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 12/2024. Signed: DAVID YOSHIDA, OWNER. This statement was filed with the County Recorder Office: 12/19/2024. 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).

CITY OF GARDENA
 NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, January 14, 2025, at 7:30 p.m., or soon thereafter, the City Council of the City of Gardena will conduct a public hearing to consider a recommendation to the City Council on the following matters:

Entitlements Requested: Environmental Assessment #20-21 (SCH #2023050241); 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.

Project Description: The Applicant is requesting the approval of the Normandie Crossing Specific Plan (**SP #1-21**) that provides for development of approximately 5.3-acres of land. The original project called up to 403 units and the Community Input Alternative reduces this to 333 residential dwelling units. The Project includes the removal of all existing onsite structures (approximately 115,424 square feet (SF) of industrial uses) and, in their place under the Community Input Alternative, the construction of 258 apartment units in a six-story residential apartment building, with one level below grade, and 75 three-story townhome units within eleven buildings. The Applicant's request includes: a General Plan Amendment (**GPA #3-21**) to change the land use designation of 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. The Project will require an Affordable Housing Agreement to guarantee the affordability of the 7 moderate income apartment 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; SCH #2023050241**), adoption of a Mitigation Monitoring and Reporting Plan, CEQA Findings, and a Statement of Overriding Considerations. The on December 3, 2024, the Planning Commission recommended that the City Council approve the project in its entirety.

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

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

Project Applicant: Saiko Investment Corporation (Representatives: Fred Shaffer and Steve Ludwig)

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 <https://www.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 or by mail to 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 and City Council at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.
Gardena Valley News 1/2/2025-148971