

FICTITIOUS BUSINESS NAME STATEMENT 2025-022184

The following person is doing business as: **MACEO ELECTRICAL SERVICE**, 11437 TRURO AVE APT B, HAWTHORNE, CA 90250. Registered Owners: JUAN MANUEL MACEO RODRIGUES, 11437 TRURO AVE APT B, HAWTHORNE, CA 90250. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 02/1992. Signed: JUAN MANUEL MACEO RODRIGUES, OWNER. This statement was filed with the County Recorder Office: 2/03/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-150149**

HOSSAIN AHMED, 15321 JASMINE LN UNIT 105, GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2025. Signed: FAHREEN HOSSAIN AHMED, OWNER. This statement was filed with the County Recorder Office: 1/30/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-150151**

FICTITIOUS BUSINESS NAME STATEMENT 2025-009844

The following person is doing business as: **PJ AND COMPANY**, 26302 S WESTERN AVE SUITE #3, LOMITA, CA 90717. Registered Owners: ANDY TAKAO SUGIURA, 26302 S WESTERN AVE SUITE #3, LOMITA, CA 90717. 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: ANDY TAKAO SUGIURA, OWNER. This statement was filed with the County Recorder Office: 2/11/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-149300**

FICTITIOUS BUSINESS NAME STATEMENT 2025-019542

The following person is doing business as: **610 COMMON ERA**, 15321 JASMINE LN UNIT 105, GARDENA, CA 90249. Registered Owners: FAHREEN

County Recorder Office: 1/16/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-149302**

FICTITIOUS BUSINESS NAME STATEMENT 2025-018694

The following person is doing business as: **MATCHLEAVES**, 1476 WEST 179TH STREET APT #5, GARDENA, CA 90248. Registered Owners: INDIGO AI INC, 1476 WEST 179TH STREET APT #5, 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: DAVID UEHARA, PRESIDENT. This statement was filed with the County Recorder Office: 1/29/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-149300**

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-149502**

FICTITIOUS BUSINESS NAME STATEMENT 2025-027341

The following person is doing business as: a) **GRANNY POOH INFUSED PRODUCTS** b) **GRANNY POOH BUDDER**, 37951 47TH ST EAST SUITE A7 #138, PALMDALE, CA 93552. Registered Owners: GRANNY POOH INFUSED PRODUCTS LIMITED LIABILITY COMPANY, 37951 47TH ST EAST SUITE A7 #138, PALMDALE, CA 93552. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: L A T A N Y A MARCHELLE HALL-MCGEE, PRESIDENT. This statement was filed with the County Recorder Office: 2/11/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/13, 20, 27, 3/6/25-149300**

Gardena Valley News 2/20, 27, 3/6, 13/25-150355

FICTITIOUS BUSINESS NAME STATEMENT 2025-009841

The following person is doing business as: **ELITE EXPRESS**, 26302 S WESTERN AVE SUITE #3, LOMITA, CA 90717. Registered Owners: ELITE EXPRESS TRANSPORTATION GROUP INC, 26302 S WESTERN AVE SUITE #3, LOMITA, CA 90717. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 01/2025. Signed: CAASANDRA COPP, MANAGING MEMBER. This statement was filed with the County Recorder Office: 2/18/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/17, 3/6, 13, 20/25-150559**

FICTITIOUS BUSINESS NAME STATEMENT 2025-038863

The following person is doing business as: **CATHEDRAL CITY**, 11909 HAWTHORNE BLVD # 264, HAWTHORNE, CA 90250. Registered Owners: FINESTY ENTERTAINMENT LLC, 11909 HAWTHORNE BLVD # 264, HAWTHORNE, CA 90250. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: SAMUEL RAY ANNETT, OWNER. This statement was filed with the County Recorder Office: 2/24/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/27, 3/6, 13, 20/25-150560**

FICTITIOUS BUSINESS NAME STATEMENT 2025-033395

The following person is doing business as: **CAASANDRA COPP DESIGN**, 21143 HAWTHORNE BLVD

#402, TORRANCE, CA 90503. Registered Owners: CAASANDRA COPP DESIGN LLC, 21143 HAWTHORNE BLVD #402, TORRANCE, CA 90503. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 01/2025. Signed: CAASANDRA COPP, MANAGING MEMBER. This statement was filed with the County Recorder Office: 2/18/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/17, 3/6, 13, 20/25-150560**

FICTITIOUS BUSINESS NAME STATEMENT 2025-037774

The following person is doing business as: **LEGEND HAS IT DINER**, 23770 S. WESTERN AVE, HARBOR CITY, CA 90710. Registered Owners: SAMUEL RAY ANNETT, 22209 S. VERMONT AVE UNIT 2, TORRANCE, CA 90502. 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: SAMUEL RAY ANNETT, OWNER. This statement was filed with the County Recorder Office: 2/24/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/27, 3/6, 13, 20/25-150560**

Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/27, 3/6, 13, 20/25-150561**

FICTITIOUS BUSINESS NAME STATEMENT 2025-036958

The following person is doing business as: **SCRIPTED PAGES**, 3222 WEST 139TH STREET UNIT D, HAWTHORNE, CA 90250. Registered Owners: PSP SOFTWARE SOLUTIONS LLC, 3222 WEST 139TH STREET UNIT D, HAWTHORNE, CA 90250. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 02/2025. Signed: RICHMOND ABROKWA, CEO. This statement was filed with the County Recorder Office: 2/21/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 2/27, 3/6, 13, 20/25-150560**

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et.seq., Business and Professions Code).
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2/27, 3/6, 13, 20/25-150563

FICTITIOUS BUSINESS NAME STATEMENT
2025-013096

The following person is doing business as: **SKYHAWKS NORTH LA**, 11011 AYRES AVE, LOS ANGELES, CA 90064. AIF#ON 202464918350. Registered Owners: LENEAR SPORTS LLC, 11011 AYRES AVE, LOS ANGELES, CA 90064. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 01/2025. Signed: KAYLA LENEAR, MANAGING MEMBER. This statement was filed with the County Recorder Office: 1/22/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
2/27, 3/6, 13, 20/25-150564

FICTITIOUS BUSINESS NAME STATEMENT
2025-027509

The following person is doing business as: **KM'S ELITE NOTARY SERVICE**, 17431 MERIMAC COURT, CARSON, CA 90746. Registered Owners: KIMBERLY MONIQUE DECUIR-BROWN, 17431 MERIMAC COURT, CARSON, CA 90746. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 06/2008. Signed: KIMBERLY MONIQUE DECUIR-BROWN. This statement was filed with the County Recorder Office: 2/11/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150849

FICTITIOUS BUSINESS NAME STATEMENT

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2025-041304
 The following person is doing business as: **CHUBBY'S PERFORMANCE**, 22209 S. VERMONT AVE STE 1, TORRANCE, CA 90502. Registered Owners: TONY EUGENE MARISCAL, 22209 S. VERMONT AVE STE 1, TORRANCE, CA 90502. 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: TONY EUGENE MARISCAL, OWNER. This statement was filed with the County Recorder Office: 2/27/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150852

FICTITIOUS BUSINESS NAME STATEMENT
2025-036329

The following person is doing business as: **PASSPORT CONSULTANT BUSINESS**, 701 S SANTE FE AVE UNIT 4584, COMPTON, CA 90221. Registered Owners: SANDRA FAYE CLARK, 701 S SANTE FE AVE UNIT 4584, COMPTON, CA 90221. 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: SANDRA FAYE CLARK, OWNER. This statement was filed with the County Recorder Office: 2/21/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150864

FICTITIOUS BUSINESS NAME STATEMENT
2025-037666

The following person is doing business as: b) **STITCH BLISS LOS ANGELES** b) **TOTALLY TULA**, 15512 GRAMERCY PLACE, GARDENA, CA 90249. Registered Owners: SILVIA GUTIERREZ, 15512 GRAMERCY PLACE, 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: 02/2025. Signed: SILVIA GUTIERREZ, OWNER. This statement was filed with the County Recorder Office: 2/24/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150869

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2025-039637
 The following person is doing business as: b) **IMPLANTUM USA DENTAL GROUP** b) **IMPLANTUM USA DENTAL GROUP BY DR. PAPA ZIAN SARKIS**, 15300 DEVONSHIRE UNIT 201, MISSION HILLS, CA 91345. Registered Owners: PAPA ZIAN SARKIS DMD INC, 15300 DEVONSHIRE UNIT 201, MISSION HILLS, CA 91345. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 01/2025. Signed: SARKIS PAPA ZIAN, PRESIDENT. This statement was filed with the County Recorder Office: 2/26/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150868

FICTITIOUS BUSINESS NAME STATEMENT
2025-026543

The following person is doing business as: **JPLR CONSULTING**, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. Registered Owners: JOSEFA II L. RODA, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JOSEFA II L. RODA, OWNER. This statement was filed with the County Recorder Office: 2/10/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150051

FICTITIOUS BUSINESS NAME STATEMENT
2025-026543

The following person is doing business as: **JPLR CONSULTING**, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. Registered Owners: JOSEFA II L. RODA, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: GUSTAVO PAPAGNO, PRESIDENT. This statement was filed with the County Recorder Office: 2/18/2025. Notice — This Fictitious Name Statement expires five years from the date it

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der the fictitious business name or names listed above: N/A. Signed: JOSEFA II L. RODA, OWNER. This statement was filed with the County Recorder Office: 2/10/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150869

FICTITIOUS BUSINESS NAME STATEMENT
2025-026543

The following person is doing business as: **JPLR CONSULTING**, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. Registered Owners: JOSEFA II L. RODA, 13050 DOTY AVE #78, HAWTHORNE, CA 90250. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JOSEFA II L. RODA, OWNER. This statement was filed with the County Recorder Office: 2/10/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150051

FICTITIOUS BUSINESS NAME STATEMENT
2025-033096

The following person is doing business as: **STS IT**, 1926 WEST 147TH STREET, GARDENA, CA 90249. Registered Owners: CALL-A-TEK LLC, 1926 WEST 147TH STREET, 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: N/A. Signed: GUSTAVO PAPAGNO, PRESIDENT. This statement was filed with the County Recorder Office: 2/18/2025. Notice — This Fictitious Name Statement expires five years from the date it

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was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News
3/6, 13, 20, 27/25-150622

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T.S. No. 24-68167 APN: 6103-032-050 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/13/2019. 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. 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. Trustor: GODWIN MICHAEL TOMAKILI, AN UNMARRIED MAN Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 8/16/2019, as Instrument No. 20190825438, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 3/20/2025 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$299,757.44 Note: Be-

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cause the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 14903 SOUTH NORMANDIE AVENUE #205 GARDENA, California 90247 Described as follows: As more fully described on said Deed of Trust .A.P.N #: 6103-032-050 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. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website www.auction.com, using the 24-68167. Information about postponements that are very short in duration or that occur close in

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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: 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 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 sale, you can call (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the 24-68167 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. Dated: 2/17/2025 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 42723 Pub Dates 02/27, 03/06, 03/13/2025
Gardena Valley News
2/27, 3/6, 13/2025-150331

NOTICE OF PETITION TO ADMINISTER ESTATE OF: IKUO JERRY NAKANO AKA JERRY NAKANO AKA IKUO J. NAKANO AKA IKUO NAKANO CASE NO. 25STPB01981

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 IKUO JERRY NAKANO AKA JERRY NAKANO AKA IKUO J. NAKANO AKA IKUO NAKANO. A PETITION FOR PROBATE has been filed by EILEEN SAKAMOTO in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that EILEEN SAKAMOTO 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 very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 03/24/25 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 of 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

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clerk. Attorney for Petitioner JAY P. RILEY, ESQ. - SBN 320490
 PETTLER MILLER & ALDOVER, LLP
 3465 TORRANCE BLVD., SUITE D
 TORRANCE CA 90503
 Telephone (310) 543-1616
 2/27, 3/6, 3/13/25
CNS-3899372#
GARDENA VALLEY NEWS
Gardena Valley News
2/27, 3/6, 13/2025-150514

NOTICE OF PUBLIC HEARING

The Los Angeles County Regional Planning Commission will conduct a public hearing to consider the project described below. A presentation and overview of the project will be given, and any interested person or authorized agent may appear and comment on the project at the hearing. The Regional Planning Commission will then consider a vote to approve or deny the project or continue the hearing if it deems necessary. Should you attend, you

CITY OF GARDENA
 NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, March 18, 2025, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing to consider the following:

Environmental Assessment #18-24 and Conditional Use Permit #8-24

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project.

Project Location: 1425 W Artesia Blvd Ste 23 (APN: 6106-034-001)
Applicant: Matthew Chi (Wawa Claw LLC)

Environmental Assessment #20-24 and Conditional Use Permit #9-24

A request for a conditional use permit to operate an amusement arcade within an existing commercial tenant space located in an existing commercial shopping center within the General Commercial (C-3) zoning district, in accordance with Section 18.32.030.H of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, as an existing facilities project.

Project Location: 15484 S Western Ave Unit 110 (APN: 6103-010-074)
Applicant: Kanako Nishikawa (Kiddleton, Inc.)

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 post questions 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 Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524. Kevin La Planning Assistant
Gardena Valley News 3/6/2025-150892

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will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing
 Hearing Date and Time: Wednesday, April 9, 2025, at 9:00 a.m.
 Hearing Location: Hall of Records, 320 W. Temple Street, Room 150, Los Angeles, CA 90012. Virtual (Online) at bit.ly/ZOOM-RPC. By phone at (669) 444-9171 or (719) 359-4580 (ID: 858 6032 6429).
 Project No.: PRJ2023-001368
 Project Location: 400 - 422 W. Rosecrans Avenue and 14440 S. Figueroa Street, City of Los Angeles within the Metro Planning Area CEQA Categorical Exemption: Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures
 Project Description: A

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Conditional Use Permit to establish an outside storage yard for trucks and trailers. More information: Elsa Rodriguez 320 W. Temple Street, Los Angeles, CA 90012. (213) 974-6411. erodriguez@planning.lacounty.gov.
 Case Material: <https://bit.ly/PRJ202301368>
 If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' advanced notice.
 3/6/25
CNS-3900353#
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Gardena Valley News
3/6/2025-150619

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRIAN KENNETH BARBOSA AKA BRIAN BARBOSA CASE NO. 25STPB02051

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BRIAN KENNETH BARBOSA AKA BRIAN BARBOSA. A PETITION FOR PROBATE has been filed by THERESA CORRALES, AS CREDITOR AND INTERESTED PERSON AS THE INTENDED

SUMMARY OF ORDINANCE NO. 1880**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING SECTIONS 14.04.090 AND 14.04.220 OF THE GARDENA MUNICIPAL CODE RELATING TO NOTIFICATION OF RENT INCREASES**

Date Introduced: February 11, 2025 Date Adopted: February 25, 2025

The City Council of the City of Gardena adopted Ordinance No.1880.

The proposed Ordinance No. 1880 will amend Sections 14.04.090 and 14.04.220 of the GMC. Currently, the GMC states that a notice of rent increase greater than ten (10) percent requires a sixty-day notice. Per Assembly Bill (AB) 1110, a ninety-day notice is now required if the notice of rent increase is greater than ten (10) percent. These changes are necessary to keep Gardena's Rent Mediation Ordinance consistent with Assembly Bill 1110 and Civil Code 827, which states "If the proposed rent increase for that tenant is greater than 10 percent of the rental amount charged to that tenant at any time during the 12 months before the effective date of the increase, either in and of itself or when combined with any other rent increases for the 12 months before the effective date of the increase, the notice shall be delivered at least 90 days before the effective date of the increase, and subject to Section 1013 of the Code of Civil Procedure if served by mail."

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

THE ABOVE IS A SUMMARY OF ORDINANCE NO. 1880, which was introduced on February 11, 2025, and adopted by the Gardena City Council on February 25, 2025, by the following roll call vote: AYES: Mayor Pro Tem Tanaka, Council Members Henderson and Francis. NOES: None. ABSENT: None. ABSTAIN: Council Member Love.

Dated this 20th day of February 2025

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 3/6/2025-150739

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BENEFICIARY AND SUCCESSOR TRUSTEE OF THE 1999 DENNIS C. CLENDENEN FAMILY TRUST DATED APRIL 29, 1999, AS AMENDED AND RESTATED ON 9/10/2014 in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that THERESA CORRALES 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: 03/27/25 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,

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you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner SCOTT E. RAHN,

SUMMARY OF ORDINANCE NO. 1877**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 18.66 AND SECTION 18.36.020 AND ADDING CHAPTER 5.80 TO GARDENA MUNICIPAL CODE RELATING TO NON-STOREFRONT RETAIL MEDICINAL CANNABIS DELIVERY SERVICE BUSINESSES**

Date Introduced: February 11, 2025 Date Adopted: February 25, 2025

The City Council of the City of Gardena adopted Ordinance No.1877.

Ordinance No. 1877 would allow non-storefront medicinal cannabis retailers to locate in the Industrial (M-1) and General Industrial (M-2) zones, subject to a 600 foot distance requirements from listed sensitive receptors and a 300 foot distance requirements from any mobile home park. The Ordinance would also propose a new chapter to the GMC Title 5 (Business License and Regulations) to establish a regulatory permitting scheme and reasonable regulations to protect the City's neighborhood, residents and businesses from negative impacts that can be associated with the delivery of medical cannabis. The ordinance specifies that the City will maintain its ban on all other aspects of medical and commercial cannabis activities, including cultivation, manufacturing, testing, retail sales, and the retail delivery of non-medical cannabis products.

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

THE ABOVE IS A SUMMARY OF ORDINANCE NO. 1877, which was introduced on February 11, 2025, and adopted by the Gardena City Council on February 25, 2025, by the following roll call vote: AYES: Mayor Pro Tem Tanaka, Council Members Henderson and Francis. NOES: None. ABSENT: None. ABSTAIN: Council Member Love.

Dated this 6th day of March 2025

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 3/6/2025-150742

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 3/6, 3/13, 3/20/25
CNS-3901832#
GARDENA VALLEY NEWS
Gardena Valley News
3/6,13,20/2025-150825

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code)

Escrow No. 019571-JY

(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: BINZART FDS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 1373 W. REDONDO BEACH BLVD., GARDENA, CA 90247

(3) The location in California of the chief executive office of the Seller is:

(4) The names and business address of the Buyer(s) are: LUCKY'S PIZZA GARDENA LLC, 1242 S. HOLD AVE., #102, LOS ANGELES, CA 90035

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, LEASE, LEASEHOLD IN-

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TEREST AND IMPROVEMENTS, COVENANT NOT TO COMPETE of that certain business located at: 1373 W. REDONDO BEACH BLVD., GARDENA, CA 90247
 (6) The business name used by the seller(s) at said location is: ASAP PIZZA
 (7) The anticipated date of the bulk sale is MARCH 24, 2025 at the office of: HANA ESCROW COMPANY, INC., 6281 BEACH BLVD., SUITE 333, BUENA PARK, CA 90621
 (8) Claims may be filed with Same as "7" above
 (9) The last date for filing claims is: MARCH 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:
 Dated: FEBRUARY 12, 2025
 TRANSFERREES: LUCKY'S PIZZA GARDENA LLC 3335115 - P P GARDENA VALLEY NEWS 3/6/25
Gardena Valley News
3/6/2025-150891

NOTICE TO CREDITORS OF BULK SALE AND SALE OF CAPITAL STOCK

(UCC Sec. 6101 to 6107)

Escrow No. 150-31708-SC

NOTICE IS HEREBY GIVEN to creditors of the within named parties that a bulk sale is intended to be made of personal property hereinafter described of the Corporation whose stock is being sold.

SUMMARY OF ORDINANCE NO. 1879**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, APPROVING THE 1450 SPECIFIC PLAN AND A DEVELOPMENT AGREEMENT WITH 1450 ARTESIA ACQUISITION COMPANY LLC (APNS 6106-036-010, -012, -034, -035, -036, -037)**

Date Introduced: February 25, 2025 Date to be Adopted: March 11, 2025

The City Council of the City of Gardena will consider adoption of Ordinance No.1879.

The proposed Ordinance No. 1879 approves the 1450 Specific Plan which allows development of the 6.33 acre parcel at the southwest corner of Normandie Avenue and Artesia Boulevard to be developed with a 268,000 square foot building consisting of 186,000 gross square feet of self-storage units, 72,000 gross square feet of industrial warehouse/distribution use, and a 10,000 square foot office/retail area. Additionally, Ordinance No. 1879 approves a Development Agreement between the City and 1450 Artesia Acquisition Company LLC guaranteeing the right to build the development for 10 years, plus a five-year extension in exchange for community benefits which include a \$1,000,000 donation to the City and the right to use a portion of the property for City events up to 36 times a year.

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

Dated this 6th day of March 2025

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 3/6/2025-150737

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The name(s) and business address of the Seller(s)/transferor(s) are: ANNA YEPISHIN, 16636 CRENSHAW BLVD, TORRANCE, CA 90504
 The name(s) and business address of the Buyer(s)/transferee(s) are: TIRAN ATOYAN, 1132 VISTA RIDGE, BURBANK, CA 91504
 The stock being sold/transferred is generally described as 100% per cent of the issued and outstanding shares of capital stock of: LOV GETOGETHER, INC LOCATED AT: 16636 CRENSHAW BLVD, TORRANCE, CA 90504
 The assets/personal property being sold are generally described as: LICENSE, PERMITS, 100% ISSUED AND OUTSTANDING SHARES OF CAPITAL STOCK OF LOV GETOGETHER, INC
 Business known as: LOV GETOGETHER, INC
 and is/are located at: 16636 CRENSHAW BLVD, TORRANCE, CA 90504
 The bulk sale is intended to be consummated at the office of: GLEN OAKS ESCROW, 2334 HUNTINGTON DR., SAN MARINO, CA 91108
 and the anticipated date of sale is MARCH 25, 2025
 All other business name(s) and address(es) used by the seller(s)/transferor(s) within the past three years, as stated by the Seller(s)/transferor(s), are:
 Dated: FEBRUARY 20, 2025
 TIRAN ATOYAN, Buyer(s)/Transferee(s) 3335115 - P P GARDENA VALLEY NEWS 3/6/25
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3/6/2025-150900