



COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tfc.lacounty.gov or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 7, 2025.

Elizabeth Buenrostro

ELIZABETH BUENROSTRO

GINSBERG TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA

Assessees/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023.

AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

- ABRAHAM, AMAN SITUS 28500 PALOS VERDES DR E RNCHO PALOS VRDS CA 90275-5204 7554-017-001 \$101,168.19
ADEGEBBOYE, ISMAIL SITUS 505 E ENGLANDER ST GARDENA CA 90248-2330 6129-022-046/S2021-010 \$3,703.19
AFANADOR, JOSE R JR SITUS 2005 W CRESTWOOD ST RNCHO PALOS VRDS CA 90275-1303 7557-022-019/S2022-010 \$7,613.70
AGUILAR, JOSE M AND TRACY T AND MARINER, MAUREN SITUS 1311 W 187TH PL LOS ANGELES CA 90248-4134 6109-018-016/S2021-010/S2022-010 \$5,638.26
ALBUJA, CARLOS M AND JULIE TRS ALBUJA FAMILY TRUST SITUS 13 CYNAMON LN RNCHO PALOS VRDS CA 90275-5951 7572-014-030 \$10,929.59
ALLEN, JEFFREY S SITUS 4456 W 171ST ST LAWNDALE CA 90260-3401 4081-028-001 \$5,163.64
ALVAREZ, MARTIN SITUS 23316 MARGOLID AVE R203 TORRANCE CA 90502-2775 7407-031-072/S2021-010/S2022-010 \$5,426.44
AMARAL, GUSTAVO A AND ELISA SITUS 598 29TH ST MANHATTAN BEACH CA 90266-2212 4176-004-012 \$60,822.58
AMAYA, JOSE T AND VILMA L AND AMAYA, KEVIN SITUS 1249 W 122ND ST LOS ANGELES CA 90044-1131 6089-007-025 \$13,264.10
ANSELMO, DAVID B TR DAVID L CRIQUI DECD TRUST SITUS 1621 251ST ST LOS ANGELES CA 90710-2601 7410-018-029/S2020-010 \$10,306.14
ARBOLIDA, RONALD E TR A AND B FAMILY TRUST SITUS 23030 KATHRYN AVE TORRANCE CA 90505-3410 7530-018-002/S2021-010/S2022-010 \$68,174.06
ARBOLIDA, RONALD SITUS 833 CORIANDER DR TORRANCE CA 90502-3001 7407-003-094 \$18,962.80
ARBOLIDA, RONALD E SITUS 1321 W CARSON ST LOS ANGELES CA 90501-3964 7349-030-017 \$51,443.56
ARDALAN, MOHAMMAD M AND MARY M SITUS 1618

- HERRIN ST REDONDO BEACH CA 90278-2826 4162-011-043 \$22,725.35
ARIZA, LIDIA C SITUS 4514 W 164TH ST LAWNDALE CA 90260-2801 4080-018-003/S2021-010 \$397.22
BANE, JASON N AND BRENDA J SITUS 26015 NARBONNE AVE APT 0018 LOMITA CA 90717-3047 7553-003-107 \$14,029.08
BANH, THINH AND PHAM, CLARA SITUS 4349 W 171ST ST LAWNDALE CA 90260-3332 4075-014-032/S2021-010/S2022-010 \$5,558.06
BARAKOTI, SANDEEP AND BARAKOTI, ASTHA S SITUS 817 W 232ND ST UNIT G TORRANCE CA 90502-2516 7407-004-203/S2021-010/S2022-010 \$3,386.29
BARRIOS, OSBERTO O SITUS 425 MARKTON ST LOS ANGELES CA 90061-2604 6131-012-005/S2021-010/S2021-020 \$8,376.85
BAUWENS, MIRIAM D CO TR ROSALES FAMILY DECD TRUST SITUS 3819 MANHATTAN BEACH BLVD LAWNDALE CA 90260-3512 4073-029-027 \$9,873.79
BAUWENS, MIRIAM D CO TR ROSALES FAMILY DECD TRUST SITUS 25301 BELLE PORTE AVE LOS ANGELES CA 90710-2819 7410-005-051 \$5,331.28
BECK, ERHARD H SITUS 3605 W HIDDEN LN NO 303 PALOS VERDES PNSLA CA 90274-4190 7548-021-193 \$6,717.96
BEDOYA, CHRISTIAN SITUS 1119 MAGNOLIA AVE UNIT 17 GARDENA CA 90247-4373 6113-033-093/S2021-010/S2022-010 \$3,555.85
BONAR, SHERRIN Q SITUS 2317 W CARSON ST TORRANCE CA 90501-3140 7355-016-014/S2021-010/S2022-010 \$38,363.28
BOUCHARD, ARMAND J AND SUSAN E SITUS 21144 BROADWELL AVE TORRANCE CA 90502-1600 7348-011-019 \$1,496.60
BOYD, DONTE S TR DSB TRUST SITUS 718 E ROSECRANS AVE LOS ANGELES CA 90059-3509 6137-006-039/S2020-010/S2021-010 \$18,015.27
BROER, CELESTE M AND ARBOLIDA, RONALD E SITUS 2021 W CARSON ST TORRANCE CA 90501-3245 7355-023-035 \$25,601.47
BROWN, GERALD K AND BRINDA E SITUS 752 W 132ND ST LOS ANGELES CA 90247-1714 6117-029-003 \$15,232.16
BROWN, SHERRI D SITUS 1552 W 123RD ST LOS ANGELES CA 90047-5315 6090-018-002 \$25,682.18
CALCOTE, GEORGE L AND PAMELA L SITUS 808 LANCONIA BLVD LOS ANGELES CA 90044-3867 6117-019-003/S2020-010/S2021-010 \$9,761.39
CANTIO, PAULINE M TR PAULINE M CANTIO TRUST SITUS 2409 HILL LN REDONDO BEACH CA 90278-5113 4158-006-017 \$4,840.45
CAREW, WILLIAM A AND SUSIE E AND WOODS, JANICE M SITUS 16311 S TARRANT AVE CARSON CA 90746-1035 6140-037-041 \$7,740.12
CARIDE, ERIKA D ET AL ACOSTA, BRYAN SITUS 1460 W 166TH ST GARDENA CA 90247-4749 6106-027-043/S2021-010/S2022-010 \$24.41
CASILLAS BAROUCH, ANGELA CO TR MARTINEZ FAMILY TRUST SITUS 4 STRAWBERRY LANE ROLLING HILLS ESTATES CA 90274 7551-017-009 \$80,942.76
CASNER, JOSHUA R SITUS 1913 NELSON AVE REDONDO BEACH CA 90278-2306 4155-021-027/S2021-010 \$37,095.22
CASTRO, MAR SITUS 2421

- HILL LN 1 REDONDO BEACH CA 90278-5100 4158-006-031/S2022-010 \$5,173.67
CHANG, CHRISTINE B SITUS 4927 ASTERIA ST TORRANCE CA 90503-2807 7519-020-043 \$23,415.18
CHAO, JOANNE TR SCHUCHERRY CHAO TRUST AND CHAO, ARLENE M SITUS 1405 VIA DAVALOS PALOS VERDES EST CA 90274-1943 7543-011-005 \$69,607.09
CHISAM, PAT AND HANGLER, HELENE SITUS 15308 PURCHE AVE GARDENA CA 90249-4128 4069-011-027/S2021-010 \$9,338.56
CHOU, SUKAY AND CHOU, MANFEN SITUS 2931 PLAZA DEL AMO UNIT 54 TORRANCE CA 90503-9326 7359-029-030 \$7,044.72
COBOS, GABRIEL JR AND LOZA, MARISOL SITUS 14782 SUTRO AVE GARDENA CA 90249-3639 4064-021-006/S2021-010 \$1,347.07
COLE, FRITZ AND CATHY SITUS 22703 S VAN DEENE AVE TORRANCE CA 90502-2539 7344-028-008 \$12,022.81
COLLINS, BERL SR AND EDNA L SITUS 2707 W CALDWELL ST COMPTON CA 90220-3915 6140-018-011 \$15,624.28
DENTON, TONI L TR TONI L DENTON TRUST SITUS 1168 STONEWOOD CT LOS ANGELES CA 90732-1521 7444-005-076 \$8,211.13
DODOS, HELEN CO TR HELEN DODOS TRUST SITUS 20920 ANNRIITA AVE TORRANCE CA 90503-2708 7518-012-020 \$5,381.37
DOMINGUEZ, JORGE SITUS 1501 W 152ND ST GARDENA CA 90247-3103 6103-006-037/S2022-010 \$32,157.23
DONNALEN LLC SITUS 2112 PACIFIC COAST HWY LOMITA CA 90717-2503 7553-006-034 \$17,785.39
DONNELL, GERLENE A ET AL RAWLINGS, DARRYL SITUS 1304 S APRILIA AVE COMPTON CA 90220-4010 6140-027-009 \$18,049.99
DUARTE, HENRIETTA TR DUARTE FAMILY TRUST SITUS 2114 SPEYER LN REDONDO BEACH CA 90278-4918 4159-015-005 \$9,907.45
ELLIS, TREVOR SITUS 1307 FERN AVE TORRANCE CA 90503-6124 7362-029-011/S2021-010/S2022-010 \$12,925.57
ENRIQUE, ULRICH AND RIZZA SITUS 22833 BROADWELL AVE TORRANCE CA 90502-2943 7407-010-024/S2020-010/S2021-010 \$9,665.64
ESPINOSA, LEROY B AND GOETZ, AMY M SITUS 2306 PALOS VERDES DR W UNIT 103 PALOS VERDES EST CA 90274-2759 7543-023-066/S2020-010/S2021-010 \$2,030.37
FEIST MACNICOLL, TRICIA S AND MACNICOLL, JAMES P SITUS 2608 MATHEWS AVE C REDONDO BEACH CA 90278-3304 4153-021-039/S2021-010 \$4,652.37
FELDMAN, JAN S SITUS 845 MONTEREY BLVD HERMOSA BEACH CA 90254-4206 4187-008-011/S2021-010 \$24,700.79
FELIX, GUADALUPE SITUS 16405 S NEU HAMP SHIRE AVE GARDENA CA 90247-4909 6113-020-011 \$12,199.27
FELIX, MARTIN R SITUS 13746 S AINSWORTH ST LOS ANGELES CA 90247-2124 6119-003-018 \$4,498.02
FERRARA, SALVATORE C AND HOBBS, CHRISTINA M SITUS 1321 S TROTWOOD AVE LOS ANGELES CA 90732-3940 7560-012-004/S2022-010 \$2,008.03
FLASKERUD, KRISTIN AND MAIER, PAUL AND FLASKERUD, VICTORIA SITUS 18826 WILTON PL TORRANCE CA 90504-6116

- 4090-023-030/S2021-010/S2022-010 \$8,388.84
FORMOSA FAMILY LLC AND CHEN, LINDA SITUS 1210 2ND ST MANHATTAN BEACH CA 90266-6837 4168-023-014 \$6,906.70
FOTOPOULOS, CONSTANTIN AND HELEN M SITUS 1569 W 218TH ST LOS ANGELES CA 90501-4006 7346-002-040 \$28,922.85
FRANCIS, ANTHONY SITUS 12900 S FIGUEROA ST LOS ANGELES CA 90061-1135 6132-015-061 \$16,705.93
GARCIA, JUAN L AND TERESA SITUS 18529 REGINA AVE TORRANCE CA 90504-4615 4084-019-010 \$119.48
GARDENA CARE HOMES INC SITUS 522 E 157TH ST GARDENA CA 90248-2517 6125-010-005 \$23,079.18
GELBAUM, DAVID J AND RANDI K SITUS 22636 MEYLER ST TORRANCE CA 90502-2347 7344-020-032/S2021-010/S2022-010 \$2,985.48
GONZALEZ, JORGE A AND MARIA F SITUS 1130 W 132ND ST GARDENA CA 90247-1817 6115-030-036 \$14,844.54
GOSCH, CHRISTOPHER R AND CHUTIMA, PHANTIDA SITUS 1738 W 144TH ST GARDENA CA 90247-2305 6103-003-021/S2022-010 \$4,841.96
GRAVES, NIKCOLE L CO TR NIKCOLE L GRAVES TRUST SITUS 1730 W 146TH ST UNIT 1 GARDENA CA 90247-2367 6103-030-034 \$2,225.60
GRAY, BRITTANY SITUS 1123 W 170TH ST GARDENA CA 90247-5732 6111-016-048/S2021-010/S2022-010 \$8,106.06
GRAYSON, TRACY SITUS 14730 S NORMANDIE AVE UNIT 4 GARDENA CA 90247-2978 6114-005-048 \$4,769.29
GREEN, NICOLE AND HOLT, RAKIYA SITUS 358 E 139TH ST LOS ANGELES CA 90061-2630 6131-012-017 \$11,494.36
GROSHER, KEVIN D SITUS 23822 LAMOUR CT TORRANCE CA 90501-6134 7372-001-031 \$24,943.20
HALL, MARIAN M TR MARION M HALL TRUST SITUS 118 VIA PASQUAL TORRANCE CA 90277-6653 7512-019-005 \$14,615.36
HAMILTON, BETTY M TR HAMILTON FAMILY TRUST SITUS 21203 BERENDO AVE TORRANCE CA 90502-1801 7348-012-019 \$5,012.14
HAMILTON, ISAAC AND HAMILTON, KLOTYAN E SITUS 15426 BONSAALLO AVE LOS ANGELES CA 90247-4232 6120-010-006 \$5,527.27
HAND, GRACE TR GRACE HAND TRUST SITUS 25 NARCISSA DR RNCHO PALOS VRDS CA 90275-5927 7572-012-023 \$107,917.48
HARDENBURG FAMILY REAL ESTATE LIMITED PARTNERSHIP SITUS 1310 MANHATTAN BEACH BLVD MANHATTAN BEACH CA 90266-5252 4167-014-015 \$16,423.50
HARRIS, SUZANNE TR SUZANNE HARRIS TRUST SITUS 200 41ST ST MANHATTAN BEACH CA 90266-3141 4137-009-013 \$24,569.93
HART, GREGORY A AND MINNIE G SITUS 1511 W 221ST ST TORRANCE CA 90501-4029 7346-012-020/S2020-010/S2021-010 \$6,840.82
HAYES, CHRISTOPHER A AND GRIFFITH, QUINCY L SITUS 40 CHERRYHILL LN RNCHO PALOS VRDS CA 90275-5901 7572-004-019 \$1,722.45
HERRERA, ARACELI SITUS 2468 W 237TH ST TORRANCE CA 90501-5911 7371-007-038 \$17,403.14
HERRERA, GONZALO AND MERCEDES SITUS 18607 S VERMONT AVE LOS ANGELES CA 90248-4106 6109-

- 014-013 \$8,780.66
HILL, JILL S SITUS 14019 CADMUS AVE LOS ANGELES CA 90061-2134 6131-018-030/S2021-010/S2022-010 \$5,124.11
HILLS OF COMMERCE LLC SITUS 13629 S SAINT ANDREWS PL GARDENA CA 90249-2415 4061-029-021 \$52,920.33
HODGES, TROY SR SITUS 15215 S VISALIA AVE COMPTON CA 90220-2533 6139-006-014/S2021-010/S2022-010 \$3,921.18
HOLMES, VICTOR SITUS 96 HIGHLAND AVE MANHATTAN BEACH CA 90266-6537 4181-013-022 \$41,418.50
HONG, HYE W SITUS 2638 W 230TH ST TORRANCE CA 90505-2954 7379-011-037 \$29.82
HORN, JOHN F AND SHIRE, AARON H SITUS 2318 HARRIMAN LN REDONDO BEACH CA 90278-4426 4157-027-003 \$4,138.20
HOWLETT, KAMMI L SITUS 2038 W 145TH ST GARDENA CA 90249-3224 4062-008-008/S2021-010/S2022-010 \$6,928.66
HSU, TZE CHUAN TR TZE CHUAN HSU TRUST SITUS 22527 REYNOLDS DR TORRANCE CA 90505-2154 7527-005-037 \$5,346.56
HUR, HOONDO AND BONG K 7518-006-059 \$1,991.72
HURST, D'EDRA ET AL HURST, WANDA SITUS 711 E SANTA RITA ST COMPTON CA 90220-1124 6137-030-004 \$1,897.42
IGNACIO, CHRIS B SITUS 25530 BELLE PORTE AVE LOS ANGELES CA 90710-2824 7410-028-052 \$11,577.22
ILLSLEY, SUSAN TR SUSAN ILLSLEY TRUST SITUS 751 W 168TH ST LOS ANGELES CA 90247-5048 6121-008-016 \$15,090.87
JACKSON, ALBERT J SITUS 1043 W 130TH ST GARDENA CA 90247-1806 6115-037-007 \$4,439.65
JAY PROP INVESTMENTS LLC SITUS 455 E ALONDRA BLVD GARDENA CA 90248-2901 6125-012-008 \$51,238.65
JOHNSON, ALLISON M SITUS 903 14TH ST HERMOSA BEACH CA 90254-4012 4185-008-010 \$2,518.15
JONES, JACQUELINE AND ADAMS, CHANEA SITUS 501 E CHERITON DR CARSON CA 90746-1137 6126-021-030/S2021-010 \$6,643.59
JORDAN, KENNETH B AND SCHERIE P SITUS 365 E 169TH ST CARSON CA 90746-1101 6126-012-027 \$13,016.28
KASAI, STANLEY AND MIMI TRS KASAI FAMILY TRUST SITUS 7016 GROVESPRING DR RNCHO PALOS VRDS CA 90275-3038 7583-009-013 \$84.56
KAZAMA, AKIRA AND SUMIE TRS KAZAMA TRUST SITUS 2001 ARTESIA BLVD 207 REDONDO BEACH CA 90278-3086 4155-030-068 \$17,707.63
KHAN, MUHAMMAD A AND HUSSAIN, MEHAK SITUS 14607 CHADRON AVE GARDENA CA 90249-3138 4071-014-021/S2021-010 \$1,130.78
KHAN, NAYEEM AND SU-ALEHA SITUS 2017 LOMITA BLVD LOMITA CA 90717-1701 7374-004-041 \$27,182.21
KIM, JUSTIN H AND QUYNH, NANCY N SITUS 30 MERIT PARK DR GARDENA CA 90247-3840 6105-007-064/S2021-010/S2022-010 \$8,074.08
KIM, SUJUNG SITUS 34 SEA COVE DR RNCHO PALOS VRDS CA 90275-5830 7573-008-023 \$106,321.84
KINOJO, MIYAKO AND YOKOI, IRENE W SITUS 2597 DORSET DR TORRANCE CA 90503-9375 7359-028-071 \$20,129.62
KIRSTEIN, WILLIAM C

- AND ALICE G 6109-006-054 \$134.94
KOBAYASHI, ROBERT J CO TR R AND I KOBAYASHI TRUST SITUS 5739 CAPEWOOD DR RNCHO PALOS VRDS CA 90275-1725 7546-027-025 \$10,656.66
KRUIZIC, JOHN P ET AL KRUIZIC, ANTHONY M SITUS 1933 REDONDELA DR RNCHO PALOS VRDS CA 90275-1027 7552-011-013 \$8,725.16
LAGMAY, JOHN C JR AND NERRISA D SITUS 59 PAS-EO DE CASTANA RNCHO PALOS VRDS CA 90275-6385 7558-001-067/S2021-010/S2022-010 \$21,686.02
LAMOTHE, MARIE N SITUS 201 N CENTRAL AVE COMPTON CA 90220-1425 6137-012-026 \$28,528.26
LAND TITLE LLC 7566-015-018/S2020-010/S2021-010 \$5,472.83
7566-015-019/S2020-010/S2021-010 \$5,444.53
LANDVEST LLC SITUS 1737 254TH ST LOMITA CA 90717-2701 7410-014-012/S2021-010 \$4,297.22
LARA, JORGE SITUS 2126 HAVEMEYER LN REDONDO BEACH CA 90278-5034 4159-024-010/S2021-020/S2022-010 \$5,318.55
LAURIA, JAMES SITUS 26232 ALTA VISTA AVE LOS ANGELES CA 90710-3612 7411-014-053/S2020-020 \$9,109.58
LEAFSTEDT, MARK E TR MARK E LEAFSTEDT TRUST AND LEAFSTEDT, BRENDA B SITUS 447 HERONDO ST UNIT 308 HERMOSA BEACH CA 90254-4625 4188-016-104 \$37,137.29
SITUS 447 HERONDO ST UNIT 310 HERMOSA BEACH CA 90254-4625 4188-016-106 \$36,944.72
LENNON, JANICE A SITUS 18033 WILTON PL TORRANCE CA 90504-4346 4096-009-051 \$24,794.37
LEON, MARCO A SITUS 386 S MIRALESTE DR UNIT 466 LOS ANGELES CA 90732-6076 7559-040-107/S2021-010/S2022-010 \$4,470.26
LINK, MATTHEW R AND EVE M SITUS 1607 LOMAX LN REDONDO BEACH CA 90278-4740 4160-020-039 \$8,533.01
LITCHFIELD, JENNIFER J TR LITCHFIELD FAMILY TRUST SITUS 64 DAPPLE GRAY LN ROLLING HILLS ES CA 90274-4240 7551-023-011 \$79,669.26
LOCKRIDGE, SAMUEL M AND ONA B SITUS 1519 W 124TH ST LOS ANGELES CA 90047-5326 6090-018-017 \$2,802.58
LOFTUS, JAMES J TR JAMES J LOFTUS TRUST SITUS 22033 LADEENE AVE TORRANCE CA 90503-6932 7366-016-012 \$16,799.09
LOMELI, CARLOS E AND LORI L SITUS 510 THE VLG NO 203 REDONDO BEACH CA 90277-2755 7505-002-043 \$29,844.28
LOWRY, THOMAS L SITUS 20921 BRIGHTON AVE LOS ANGELES CA 90501-2310 7349-007-005/S2021-010 \$27,513.84
MAGUEFLOR, CHRISTOPHER M SITUS 2501 W REDONDO BEACH BLVD NO 240 GARDENA CA 90249-4857 4067-001-090/S2022-010 \$2,307.70
MAIR, JOHN J CO TR J MAIR AND C HANKS TRUST SITUS 24410 CRENshaw BLVD 220 LOMITA CA 90505-5336 7376-001-083 \$4,733.77
MANHATTAN BEACH MODERN LLC SITUS 814 SARTORI AVE TORRANCE CA 90501-2212 7354-019-036 \$100,427.94
MARCIAL, ESTHER L SITUS 15308 FREEMAN AVE LAWNDALE CA 90260-2132 4076-008-003/S2021-010/S2022-010 \$7,312.91
MARICOPA INVESTMENTS LP SITUS 22403 OCEAN AVE

- TORRANCE CA 90505-2403 7528-004-011 \$13,679.29
MARRIN, MARY A TR MARY A AND THOMAS MARRIN TRUST SITUS 4311 W 177TH ST TORRANCE CA 90504-3649 4085-025-010 \$5,677.28
MARTINEZ, JASMIN J SITUS 1125 W 133RD ST GARDENA CA 90247-1820 6115-030-007/S2022-010 \$1,829.55
MATSUO, HIROE SITUS 20559 S VERMONT AVE NO 8 TORRANCE CA 90502-3133 7350-003-135 \$5,926.65
MAW PROPERTY MANAGEMENT LLC SITUS 1207 W 163RD ST GARDENA CA 90247-4431 6113-013-023/S2020-010/S2021-010 \$1,787.15
MAYA, HILDA AND JORGE SITUS 713 W 146TH ST LOS ANGELES CA 90247-2709 6119-021-007/S2020-010/S2021-010 \$1,538.97
MCGEE, OMAR SITUS 2039 JAYBROOK DR RNCHO PALOS VRDS CA 90275-2033 7550-017-020/S2021-020/S2022-010 \$5,112.87
MCNAGNY, SUSAN G SITUS 304 S MIRALESTE DR NO 30 LOS ANGELES CA 90732-3002 7559-020-051 \$12,890.11
MENDOZA, ERNESTO AND PEREZ, PATRICIA SITUS 21417 BERENDO AVE TORRANCE CA 90502-1836 7345-014-047/S2021-010/S2022-010 \$13,184.78
MERINO, DAVID C SITUS 2011 ARTESIA BLVD REDONDO BEACH CA 90278-3011 4155-030-018 \$14,122.60
METCALF, MANUEL J SITUS 2911 W 132ND ST GARDENA CA 90249-1514 4060-006-048 \$3,257.37
MICHEL, GEORGIA V TR NASSIF MICHEL FAMILY TRUST SITUS 22937 NADINE CIR APT B TORRANCE CA 90505-8893 7369-004-055 \$3,947.89
MIHURA, MARK SITUS 1911 190TH ST REDONDO BEACH CA 90278-4818 4159-020-020 \$21,974.75
MILTON ST RESIDENTIAL ACQUISITIONS INC SITUS 1909 DALTON RD PALOS VERDES EST CA 90274-2655 7542-002-014 \$100,970.93
MILTON STREET RESIDENTIAL ACQUISITIONS INC SITUS 220 VIA ALAMEDA TORRANCE CA 90277-6734 7513-020-028/S2022-010 \$54,503.95
SITUS 79 EASTFIELD DR ROLLING HILLS CA 90274-5260 7567-005-028 \$169,887.55
MORALES, SYBONEY SITUS 2142 W 139TH ST GARDENA CA 90249-2412 4061-028-035 \$30,020.20
MORENO, RAFAEL SITUS 12613 S FIGUEROA ST LOS ANGELES CA 90061-1222 6132-001-004 \$745.66
MORILLO, JULIO C AND MARITZA TRS ECUANICA TRUST SITUS 515 W GARDENA BLVD UNIT 58 LOS ANGELES CA 90248-2668 6120-023-098 \$5,339.60
MORRIS, CATHARINE H TR CATHARINE MORRIS TRUST SITUS 3313 WALNUT AVE MANHATTAN BEACH CA 90266-3551 4173-013-037 \$120,259.52
MUNN, TYRONE F AND MUNN, BERTHA A SITUS 730 GIAN DR TORRANCE CA 90502-2554 7344-028-018/S2021-010 \$4,029.48
MURPHY, BRIAN AND STEPHANIE P SITUS 2232 W 238TH ST TORRANCE CA 90501-5913 7371-027-039/S2021-010/S2022-010 \$3,914.22
NAPIER, TANEESHA SITUS 22226 MEYLER ST TORRANCE CA 90502-2243 7344-007-043/S2021-010 \$213.67
NEW DIVISIONS CAPITAL INC SITUS 15319 S AVA-LON BLVD GARDENA CA 90248-2304 6139-009-015 \$20,001.89

NAIKAN, EFRAIM AND GARCIA, MARIA D SITUS 14530 S BUDDLONG AVE GARDENA CA 90247-2511 6114-020-021 \$21,576.00

NIEVES, MIGUEL A AND IVONNE SITUS 1606 W 223RD ST LOS ANGELES CA 90501-4128 7347-001-016/S2022-010 \$536.71

NOBREGA, ADRIANO AND MACHADO, SABRINA G SITUS 4330 SPENCER ST TORRANCE CA 90503-2452 7524-007-186/S2021-010/S2022-010 \$4,047.73

NOCETI, JAMES C AND VILLARICO, JENNIFER SITUS 1440 W TOSCANINI DR RNCHO PALOS VRDS CA 90275-1836 7444-012-010 \$40,619.93

NODA, RAYMOND T SITUS 1432 W 227TH ST UNIT 7 LOS ANGELES CA 90501-5051 7347-014-058 \$17,780.19

NOLTE, JAMES SITUS 1715 241ST ST LOS ANGELES CA 90717-1304 7372-007-034/S2022-010 \$6,290.88

NOUBAUER, JUANA AND JOCSON, ANA L SITUS 25930 NARBONNE AVE 141 LOMITA CA 90717-3055 7553-006-152 \$20,635.42

ONEAL, MARY A TR MARY A ONEAL TRUST SITUS 16211 S VISALIA AVE CARSON CA 90746-1039 6140-003-046 \$4,120.28

PACHECO, JOSHUA AND ILEANA AND GONZALEZ, ANTONIO AND LETICIA SITUS 1001 W 222ND ST TORRANCE CA 90502-2215 7344-007-009/S2020-010 \$1,986.27

PALMA, HECTOR AND ROSA SITUS 4036 W 160TH ST LAWDALE CA 90260-2725 4074-024-007/S2022-010 \$5,470.39

PANTAGES, RODNEY A TR RODNEY A PANTAGES TRUST 6090-026-003 \$1,343.13

6090-027-030 \$4,466.50

6090-027-038 \$1,297.06

PARISH, KYLIE TR SVE-TOZAR VALERIA DECD TRUST SITUS 314 N GOODHOPE AVE LOS ANGELES

CA 90732-2712 7559-008-024 \$50,554.08

PATIPROPERTIES LLC AND HILLSIDE INVESTMENTS LLC SITUS 2685 HILLSIDE DR TORRANCE CA 90505-7057 7536-024-055 \$29,618.94

PECH, MATTHEW R SITUS 17511 FALDA AVE TORRANCE CA 90504-3424 4091-007-010/S2021-010/S2022-010 \$5,150.79

PERERA, SHIRANI D SITUS 3618 W ESTATES LN UNIT D RLLNG HLS EST CA 90274-4146 7548-009-048/S2021-010/S2022-010 \$9,725.12

PERSLEY, LYNDA R SITUS 15409 S HASKINS AVE COMPTON CA 90220-3214 6139-019-009 \$13,736.73

POFFENBARGER, PATRICIA K AND MICHAEL L SITUS 21606 PALOS VERDES BLVD TORRANCE CA 90503-6304 7517-013-010 \$13,721.79

POURTEIMOUR, JAMSHIED AND MINA SITUS 1903 HUNTINGTON LN REDONDO BEACH CA 90278-4219 4156-019-014 \$8,712.69

PRICE, HAZELO CO TR HAZEL O PRICE TRUST SITUS 163 PASEO DE LA CONCHA 11 REDONDO BEACH CA 90277-6292 7511-018-057 \$4,940.56

PRINCE, TRACY SITUS 12021 S DENKER AVE LOS ANGELES CA 90047-5259 6090-028-028 \$5,312.20

QUEVEDO, GUSTAVO SITUS 20712 S VERMONT AVE UNIT 1 TORRANCE CA 90502-1557 7350-001-035 \$6,995.96

QUINTERO, MONICA TR MDR FAMILY TRUST SITUS 25612 LUCILLE AVE LOMITA CA 90717-2528 7373-009-002/S2020-010/S2021-010 \$3,094.92

RAKKHONG, SIRIPHON SITUS 2334 255TH ST LOMITA CA 90717-2425 7373-006-005 \$80,349.29

RAMIREZ, JEREMIAH R AND LANGFORD, EUNICE D SITUS 2221 W CLAUDE ST COMPTON CA 90220-4011 6140-030-010/S2022-010 \$4,221.94

RAMOS, CHRIS E AND ROSAS, ARACELY SITUS 2808 W 157TH ST GARDENA CA 90249-4514 4069-021-026/S2022-010 \$4,827.26

RANGEL, JAMIE C SITUS 2228 GRAMERCY AVE TORRANCE CA 90501-4440 7357-013-029/S2022-010 \$169.25

REED, MIJOI SITUS 1541 W 146TH ST 16 GARDENA CA 90247-2368 6103-012-103/S2021-010 \$3,231.18

REHABBERS FINANCIAL INC SITUS 4361 EXULTANT DR RNCHO PALOS VRDS CA 90275-6044 7564-004-026 \$90,682.83

RICE, FREDRICK G SITUS 16 STIRRUP RD RNCHO PALOS VRDS CA 90275-6500 7556-002-007/S2021-010/S2022-010 \$12,355.83

RICHARDS, WANDA E TR WANDA E RICHARDS TRUST SITUS 3647 W 146TH ST HAWTHORNE CA 90250-8454 4071-002-042 \$1,320.99

RIOS, ROSA 7566-015-026/S2020-010/S2021-010 \$4,722.42

RIVERA RAYA, LUIS SITUS 702 W 173RD PL LOS ANGELES CA 90247-5812 6121-017-031/S2022-010 \$10,342.92

ROBERTS, KATHRYN G TR KATHRYN G ROBERTS TRUST SITUS 4309 PASEO DE LAS TORTUGAS TORRANCE CA 90505-6328 7532-028-009 \$8,229.51

ROBERTSON, ROBERT AND JOAN M SITUS 12924 DALESIDE AVE GARDENA CA 90249-1703 4061-004-014 \$5,691.73

RODRIGUEZ, CHRISTINA R ET AL AGUIAR, SALVADOR SITUS 15203 S VISALIA AVE COMPTON CA 90220-2533 6139-006-013/S2021-020 \$1,174.28

RODRIGUEZ, JAVIER AND MARTHA B SITUS 15437 ATKINSON AVE GARDENA CA 90249-4515 4069-019-017 \$11,521.45

RODRIGUEZ, MARTHA B AND RODRIGUEZ, JAVIER SITUS 15501 ATKINSON AVE GARDENA CA 90249-4517

4069-019-018 \$24,501.40

ROSALES, MIRIAM CO TR ROSALES FAMILY TRUST SITUS 2003 ROBINSON ST REDONDO BEACH CA 90278-1916 4150-030-013 \$17,819.27

ROTH MANAGEMENT GROUP LLC SITUS 325 PACIFIC COAST HWY HERMOSA BEACH CA 90254-4833 4188-029-056 \$12,708.25

RV FIGUEROA LLC SITUS 15001 S FIGUEROA ST LOS ANGELES CA 90248-1721 6120-029-009 \$23,999.02

SABETY, SHERRY SITUS 106 CORONEL PLZ PLS VRDS EST CA 90274-2168 7545-027-002/S2021-010/S2022-010 \$2,973.05

SADEGI, SEYED M CO TR BASHIRIAN AND SADEGI TRUST SITUS 1920 DALTON RD PALOS VERDES EST CA 90274-2656 7542-001-023 \$44,144.25

SAHA, KAMALESH AND SARMIKHA SITUS 3506 CRICKLEWOOD ST TORRANCE CA 90505-6625 7535-008-013 \$23,185.24

SANTA CRUZ, RONALD AND CARLIN, MARGARET G SITUS 1607 253RD ST LOS ANGELES CA 90710-2605 7410-020-032/S2021-010/S2022-010 \$12,819.32

SANTOS, CLAUDIA ET AL MENDEZ, ANGEL AND SANTOS, FRANCISCO SITUS 4227 W 156TH ST LAWDALE CA 90260-2124 4076-017-015/S2021-010 \$2,997.29

SASAKI, KATSUTOSHI V AND SASAKI, NOBUE SITUS 2801 SEPULVEDA BLVD NO 67 TORRANCE CA 90505-2849 7359-038-014 \$19,486.31

SAURO, MARK S SITUS 4718 CADISON ST TORRANCE CA 90503-1419 7522-017-009 \$6,300.09

SESTANOVICH, THOMAS R SITUS 459 35TH ST MANHATTAN BEACH CA 90266-3320 4175-007-022 \$44,937.76

SHAW, PAULINA A SITUS 24247 FALENA AVE TORRANCE CA 90501-6718 7372-005-011 \$3,645.96

SHEH, GEORGE AND REGINA AND SHEH, WILLIAM AND LILY SITUS 6315 VILLA ROSA DR RNCHO PALOS VRDS CA 90275-3263 7578-031-015 \$19,222.88

SHEIKH, FALAK J SITUS 1306 SONGBIRD WAY TORRANCE CA 90501-4863 7347-019-063 \$27,937.25

SHIMABUKU, NATHAN T SITUS 1524 CRAVENS AVE 18 TORRANCE CA 90501-2705 7355-025-061/S2020-010/S2021-010 \$1,550.03

SHOTLOW, JOAN J SITUS 1062 W 131ST ST GARDENA CA 90247-1811 6115-035-017 \$9,605.52

SILAGY, JACK CO TR SILAGY FAMILY TRUST SITUS 14965 WADKINS AVE GARDENA CA 90249-3629 4064-014-012/S2020-010/S2021-010 \$41,354.67

SITUS 1540 W 224TH ST LOS ANGELES CA 90501-4212 7347-007-009/S2020-010/S2021-010 \$69,419.14

SITUS 2714 MARTHA AVE TORRANCE CA 90501-4742 7357-037-008/S2020-010/S2021-010 \$47,573.98

SITUS 3602 W ESTATES LN NO 215 PALOS VERDES PNSLA CA 90274-4104 7548-009-161/S2020-010/S2021-010 \$28,172.01

SIRIMANNE, SRIYANTHA B CO TR SRELISCA TRUST SITUS 3 VIA SEVILLA ROLLING HILLS EST CA 90274-3425 7587-008-015/S2021-010/S2022-010 \$62,262.41

SLINGER, VERA N TR SLINGER TRUST SITUS 28702 GOYA DR RNCHO PALOS VRDS CA 90275-2017 6105-019-045 \$3,593.44

TELBIZOFF, LOUIS J TR LOUIS J TELBIZOFF TRUST SITUS 25901 VIANA AVE LOMITA CA 90717-2848 7553-004-023 \$121,036.34

THOMPSON, CHRISTIE L SITUS 1652 W 222ND ST LOS ANGELES CA 90501-4120 7346-019-004/S2021-010 \$3,741.73

THOMPSON, LINDA S SITUS 513 S CLYMAR AVE COMPTON CA 90220-3319 6139-030-011 \$2,080.27

THREE MUSKETEERS 2

TORRANCE CA 90504-5815 4089-020-010/S2021-010/S2022-010 \$15,706.34

SOFESA CORP SITUS 1424 253RD ST LOS ANGELES CA 90710-2711 7410-005-056/S2021-010/S2021-020/S2022-010 \$8,385.31

SPOCKARD, JAMES P TR JAMES P SPOCKARD TRUST AND BITTNER, BRENDA TR BITTNER TRUST SITUS 508 VIA LA SELVA TORRANCE CA 90277-6505 7513-008-029 \$10,142.56

SPS TECHNOLOGIES LLC 6102-006-010 \$3,095.95

6102-006-011 \$3,482.98

6102-006-018 \$3,482.43

STEPHNEY, DON E SITUS 14024 DAPHNE AVE GARDENA CA 90249-2837 4059-016-028 \$564.92

SWEAZEA, NORMA J TR SWEAZEA FAMILY TRUST SITUS 2237 W 231ST ST TORRANCE CA 90501-5212 7370-017-055 \$16,213.17

TAMARIN, JANINE TR HOORY JANINE TOUMAYAN TRUST 4167-021-034 \$5,995.98

TAN, CALVIN SITUS 22415 HARVARD BLVD LOS ANGELES CA 90501-4142 7347-008-015/S2019-010/S2020-010 \$7,643.49

TANAKA, CURTIS K AND TANAKA, DARRYL I SITUS 19322 STURGESS DR TORRANCE CA 90503-1219 7520-013-006 \$94.59

TANIBATA, SEIZO R AND JEAN S TRS SEIZO AND JEAN TANIBATA TRUST SITUS 16515 BRIGHTON AVE GARDENA CA 90247-4710 6105-019-045 \$3,593.44

TARBIZOFF, LOUIS J TR LOUIS J TELBIZOFF TRUST SITUS 25901 VIANA AVE LOMITA CA 90717-2848 7553-004-023 \$121,036.34

THOMPSON, CHRISTIE L SITUS 1652 W 222ND ST LOS ANGELES CA 90501-4120 7346-019-004/S2021-010 \$3,741.73

THOMPSON, LINDA S SITUS 513 S CLYMAR AVE COMPTON CA 90220-3319 6139-030-011 \$2,080.27

THREE MUSKETEERS 2

LLC SITUS 605 PASEO DEL MAR PLS VRDS EST CA 90274-1220 7540-003-019 \$76,143.50

TODD, BEN A SITUS 17225 BONHAM AVE CARSON CA 90746-1118 6126-018-023/S2021-010/S2022-010 \$8,241.35

TOLENTINO, STAN AND VICTORIA SITUS 22260 MEYLER ST TORRANCE CA 90502-2243 7344-007-075/S2021-010 \$3,305.56

UI, TAKAO AND NAKANO, SACHIE SITUS 3538 TORRANCE BLVD 183 TORRANCE CA 90503-9503 7366-020-099 \$35,864.63

UNTIVEROS, HECTOR SITUS 15708 SOMBRA AVE LAWDALE CA 90260-2612 4076-016-034 \$14,146.64

VALENTI, MARJORIE H SITUS 3124 W 177TH ST TORRANCE CA 90504-4002 4091-011-025 \$3,018.48

VARELA, VERONICA SITUS 1126 W 228TH ST 29 TORRANCE CA 90502-2371 7407-015-123/S2021-010 \$1,288.58

VARGAS, JULIO C AND GUTIERREZ, PAULINA SITUS 5501 CALLE DE RICARDO TORRANCE CA 90505-6222 7531-019-008 \$24,399.32

SITUS 4301 PASEO DE LAS TORTUGAS TORRANCE CA 90505-6328 7532-028-011 \$57,790.02

VINAS, ALBERT TR NEXGEN TRUST SITUS 591 26TH ST MANHATTAN BEACH CA 90266-2208 4177-001-014/S2021-010/S2022-010 \$3,940.06

VIZCARRA, CARL AND CLAUDIA TRS VIZCARRA FAMILY TRUST SITUS 32326 PHANTOM DR RNCHO PALOS VRDS CA 90275-6113 7564-016-013/S2021-020 \$32,646.22

WALES, JOHN P AND CHERREY L SITUS 1719 W 147TH ST NO 5 GARDENA CA 90247-2887 6103-030-066/S2021-010/S2022-010 \$7,759.36

WALKER, EVAN R AND NAGAOKA, KIYO SITUS

1330 COTA AVE TORRANCE CA 90501-2511 7355-006-030 \$30,947.41

WG HOLDINGS SPV LLC 6132-042-041 \$34,716.81

6132-043-066 \$30,340.47

WON, YOUNG IL AND KIM, HYUNAH AND KIM, PAULA SITUS 5 CAYUSE LN RANCHO PALOS VERDES CA 90275-515 7568-017-009/S2020-010/S2021-010 \$9,408.31

WU, SHI YU AND MA, GUANG RONG SITUS 32 PHILLIPS RANCH RD ROLLING HILLS ESTATES CA 90274 7551-038-004 \$69,125.19

YOUN, MOO AH SITUS 1550 W 220TH ST LOS ANGELES CA 90501-4023 7346-012-006 \$5,349.39

YOUN, SEJEUNG AND LAM, THANH T SITUS 23390 MARIPOSA AVE TORRANCE CA 90502-2611 7407-016-023 \$29,030.83

SITUS 1213 SEPULVEDA BLVD TORRANCE CA 90502-2625 7407-016-037/S2020-010 \$29,507.30

ZAVERI, CHANDA TR CHANDA ZAVERI TRUST SITUS 1978 ROLLING VISTA DR UNIT 29 LOMITA CA 90717-3764 7552-001-030/S2021-010/S2022-010 \$2,448.43

ZEBROWSKI, CARY B SITUS 15151 PRAIRIE AVE HAWTHORNE CA 90260-2210 4076-001-016 \$45,668.22

1ST STREET PARTNERS LLC SITUS 911 1ST ST HERMOSA BEACH CA 90254-5311 4186-026-047 \$127,012.92

2920 HERMOSA VIEW LLC SITUS 2920 HERMOSA VIEW DR HERMOSA BEACH CA 90254-2242 4169-032-025 \$46,044.58

4166 WEST 159TH ST LAND TRUST SITUS 4166 W 159TH ST LAWDALE CA 90260-2723 4074-009-003 \$30,380.44

CN119775 556 Aug 21, 28, 2025

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FICTITIOUS BUSINESS NAME STATEMENT 2025-140798

The following person is doing business as: **STICKYSCALE**, 731 W 158TH STREET, GARDENA, CA 90247. Registered Owners: STICKYSCALE LLC, 731 W 158TH STREET, GARDENA,

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CA 90247. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: STEPHANIE GARFIELD, MANAGING MEMBER. This statement was filed with the County Recorder Office: 07/11/2025. Notice —

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This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 7/31, 8/7, 14, 21/25-155138**

FICTITIOUS BUSINESS NAME STATEMENT 2025-138318

The following person is doing business as: **CONTRACTOR RESPONSE GENERAL SOLUTIONS**, 14519 WADKINS AVE, GARDENA, CA 90249. Registered Owners: CARLOS R RODRIGUEZ GARCIA, 14519 WADKINS AVE, 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: N/A. Signed: CARLOS R RODRIGUEZ GARCIA, OWNER. This statement was filed

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with the County Recorder Office: 07/08/2025. 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 7/31, 8/7, 14, 21/25-155139**

FICTITIOUS BUSINESS NAME STATEMENT 2025-143329

The following person is doing business as: **AFORDABLE CRUISES**, 2722 E 20 ST APT 205, SIGNAL HILL, CA 90755. Registered Owners: SALVATORE SANFILIPPO, 2722 E 20 ST APT 205, SIGNAL HILL, CA 90755. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: SALVATORE SANFIL-

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IPPO, OWNER. This statement was filed with the County Recorder Office: 07/15/2025. 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 7/31, 8/7, 14, 21/25-155152**

FICTITIOUS BUSINESS NAME STATEMENT 2025-148586

The following person is doing business as: **OASIS BEAUTY SALON AND BARBER SHOP**, 1516 1/2 W REDONDO BEACH BLVD, GARDENA, CA 90247. Registered Owners: VICTOR M. FUNEZ, 1516 1/2 W REDONDO BEACH BLVD, GARDENA, CA 90247. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious busi-

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ness name or names listed above: 10/2004. Signed: VICTOR M. FUNEZ, OWNER. This statement was filed with the County Recorder Office: 07/21/2025. 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 7/31, 8/7, 14, 21/25-155153**

FICTITIOUS BUSINESS NAME STATEMENT 2025-137544

The following person is doing business as: **PROHAULING SOLUTIONS**, 13606 S AINSWORTH ST, GARDENA, CA 90247. Registered Owners: DAS.BEAUTYY LLC, 13606 S AINSWORTH ST, GARDENA, CA 90247. This business is conducted by: CORPORATION. The date registrant started to transact business un-

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der the fictitious business name or names listed above: 06/2025. Signed: DALLANA ABIGAIL SICAL, CEO. This statement was filed with the County Recorder Office: 07/08/2025. 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 7/31, 8/7, 14, 21/25-155154**

FICTITIOUS BUSINESS NAME STATEMENT 2025-148893

The following person is doing business as: **HSM MECHANICAL**, 12442 HARRIS AVE, LYNWOOD, CA 90262. Registered Owners: HUGO SUAREZ, 12442 HARRIS AVE, LYNWOOD, CA 90262. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the ficti-

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tious business name or names listed above: 07/2025. Signed: HUGO SUAREZ, OWNER. This statement was filed with the County Recorder Office: 07/22/2025. 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 7/31, 8/7, 14, 21/25-155307**

FICTITIOUS BUSINESS NAME STATEMENT 2025-151296

The following person is doing business as: **ROLON IMMIGRATION LAW**, 13920 OLD HARBOR LANE APT 102, MARINA DEL REY, CA 90292. Registered Owners: GIANCARLO ROLON RODRIGUEZ, 13920 OLD HARBOR LANE APT 102, MARINA DEL REY, CA 90292. This business is conducted by: INDIVIDU-

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AL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: GLANCARLO ROLON RODRIGUEZ, OWNER. This statement was filed with the County Recorder Office: 07/24/2025. 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 7/31, 8/7, 14, 21/25-155308**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CMCP00124

TO ALL INTERESTED PERSONS: Petitioner: GUZMAN filed a petition with this court for a decree changing names as follows: GUZMAN to ALEXANDRA HANNA GUZMAN.

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 09/09/2025 08:30 AM in Dept E Room 1004 Superior Court of California County of Los Angeles 200 W Compton Blvd Compton, CA 90220

To appear remotely, check in advance of the hearing for 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: Culver City News

DATE: 06/27/2025
Michael B Wilson
Judge of the Superior Court
Gardena Valley News 8/7, 14, 21, 28/25-155309

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FICTITIOUS BUSINESS NAME STATEMENT 2025-142242

The following person is doing business as: **ALL ABOUT PAINTING AND WALL PAPER**, 2160 PLAZA DEL AMO UNIT #165, TORRANCE, CA 90501. Registered Owners: JAIME A. VEGA, 2160 PLAZA DEL AMO UNIT #165, TORRANCE, CA 90501. 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: JAIME A. VEGA, OWNER. This statement was filed with the County Recorder Office: 07/14/2025. 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 7/31, 8/7, 14, 21/25-155135**

FICTITIOUS BUSINESS NAME STATEMENT 2025-148141

The following person is doing business as: **GORDON SMITH PUBLISHING**, 1326 W BRAZIL STREET, COMPTON, CA 90220. Registered Owners: JENNIFER GORDON, 1326 W BRAZIL STREET, COMPTON, CA 90220. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2019. Signed: JENNIFER GORDON, OWNER. This statement was filed with the County Recorder Office: 07/21/2025. 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 7/31, 8/7, 14, 21/25-155509**

FICTITIOUS BUSINESS NAME STATEMENT 2025-153599

The following person is doing business as: **LARA INSURANCE AGENCY**, 3937 W ARTESIA BL, TOR-

FBN Legal Notices-GV

RANCE, CA 90504. AI #ON 2793369. Registered Owners: LARA INSURE, INC., 3937 W ARTESIA BL, TORRANCE, CA 90504. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 10/2006. Signed: SHERIEN APED ELSHAHED, CEO. This statement was filed with the County Recorder Office: 07/28/2025. 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 8/7, 14, 21, 28/25-155513**

FICTITIOUS BUSINESS NAME STATEMENT 2025-128388

The following person is doing business as: **ESSENCE AND CHARM**, 3662 VETERAN AVE, LOS ANGELES, CA 90034. Registered Owners: JACQUELINE HERRERA, 3662 VETERAN AVE, LOS ANGELES, CA 90034. 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: JACQUELINE HERRERA, OWNER. This statement was filed with the County Recorder Office: 06/24/2025. 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 8/7, 14, 21, 28/25-155514**

FICTITIOUS BUSINESS NAME STATEMENT 2025-150765

The following person is doing business as: **ANA NURSING COMPANY**, 24051 WILLOW CREEK ROAD, DIAMOND BAR, CA 91765. Registered Owners: AMY BAUTISTA, 24051 WILLOW CREEK ROAD, DIAMOND BAR, CA 91765. This business is conducted by: INDIVIDUAL. The date registrant started to transact business

FBN Legal Notices-GV

under the fictitious business name or names listed above: 07/2025. Signed: ANTHONY RUEY, HUSBAND. This statement was filed with the County Recorder Office: 07/23/2025. 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 8/14, 21, 28, 9/4/25-155663**

FICTITIOUS BUSINESS NAME STATEMENT 2025-137930

The following person is doing business as: **BITCHEZ & BEANZ**, 9601 S 3RD AVE, INGLEWOOD, CA 90305. Registered Owners: ERICA LOGAN, 20218 ANNALIE AVENUE, CARSON, CA 90746 & SHAE SAYLES, 9601 S 3RD AVE, INGLEWOOD, CA 90305. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: ERICA LOGAN, GENERAL PARTNER. This statement was filed with the County Recorder Office: 07/08/2025. 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 8/14, 21, 28, 9/4/25-155670**

FICTITIOUS BUSINESS NAME STATEMENT 2025-156284

The following person is doing business as: **SPEAKEASY SOUTHERN CALIFORNIA SPEECH THERAPY**, 1514 WEST ARTESIA S Q U A R E G, GARDENA, CA 90248. Registered Owners: ANTHONY RUEY, 1514 WEST ARTESIA S Q U A R E G, GARDENA, CA 90248 & YVONNE RUEY, 1514 WEST ARTESIA S Q U A R E G, GARDENA, CA 90248. This business is conducted by: MARRIED COUPLE. The date registrant started to transact business under the fictitious busi-

FBN Legal Notices-GV

ness name or names listed above: 07/2025. Signed: ANTHONY RUEY, HUSBAND. This statement was filed with the County Recorder Office: 07/31/2025. 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 8/14, 21, 28, 9/4/25-155693**

FICTITIOUS BUSINESS NAME STATEMENT 2025-164227

The following person is doing business as: **L AND S INVESTMENTS**, 4640 W 154TH STREET, LAWDALE, CA 90260. Registered Owners: CURTIS UYEDA, 4640 W 154TH STREET, LAWDALE, CA 90260. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 11/2010. Signed: CURTIS UYEDA, OWNER. This statement was filed with the County Recorder Office: 08/11/2025. 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 8/21, 28, 9/4, 11/25-155867**

FICTITIOUS BUSINESS NAME STATEMENT 2025-157861

The following person is doing business as: **AFFORDABLE CONSTRUCTION**, 2100 REDONDO BEACH BLVD SUITE 454, TORRANCE, CA 90504. Registered Owners: ANTHONY CARL WEST, 2100 REDONDO BEACH BLVD SUITE 454, TORRANCE, CA 90504. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 06/2000. Signed: ANTHONY CARL WEST, OWNER. This statement was filed with the County Recorder Office: 08/01/2025. No-

FBN Legal Notices-GV

tion — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 8/21, 28, 9/4, 11/25-155868**

FICTITIOUS BUSINESS NAME STATEMENT 2025-170147

The following person is doing business as: **MK CONCRETE PUMP & MANUFACTURE**, 22106 S VERMONT AVENUE, TORRANCE, CA 90501. Registered Owners: MARINA KIM, 22106 S VERMONT AVENUE, TORRANCE, CA 90501. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 08/2025. Signed: MARINA KIM, OWNER. This statement was filed with the County Recorder Office: 08/18/2025. 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 8/21, 28, 9/4, 11/25-155885**

Legal Notices-GV

NOTICE OF PETITION TO ADMINISTER ESTATE OF DAVID E. RAWSON Case No. 25STPB08661

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DAVID E. RAWSON
A PETITION FOR PROBATE has been filed by Michael George Befeler in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that Michael George Befeler 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 re-

Legal Notices-GV

quests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on August 29, 2025 at 8:30 AM in Dept. No. 29 located at 111 N. Hill St., Los Angeles, CA 90012.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal 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: ROBERT H PALMER ESQ SBN 92040 ALEX R. BORDEN ESQ SBN 180301 LAW OFFICE OF ROBERT H PALMER 3812 SEPULVEDA BLVD STE 300 TORRANCE CA 90505 CN119297 RAWSON Aug 7,14,21, 2025 Gardena Valley News 8/7,14,21/2025-155472

NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell

Legal Notices-GV

personal property and business goods and boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code.
The undersigned will sell at public sale by competitive bidding on **AUGUST 27, 2025, AT 10:00 AM** on the premises where said property has been stored, known as: **SAF KEEP SELF STORAGE 2045 W ROSECRANS AVE GARDENA, CA 90249 310-225-2577**
County of Los Angeles, State of California, the following: **NAME and ITEMS**
BRANDON HENDRIX: GOLF CART, BOXES, AND MISC HOUSEHOLD
BRANDON HENDRIX: CAR ENGINE PARTS
MONIQUE ALLEN: TOTES, BOXES, FURNITURE
EUGENE POOL: BAGS, SHELF, TOTES
TERRY WINZER: MATTRESS, BOXES, AND GENERATOR
DARNELL QUICK: SHELF, CLOTHES, AND TOOLS
ERSELL REID: TOTES, BAGS, AND GRILL
ANGELA GRIMES: CLOTHES, BOXES, AND FURNITURE
BRANDON HENDRIX: ENGINE PARTS, AND TIRES
MARINA STEELE: BOXES, PIANO, BOOKS, AND BIKE
ADAN BARRERAS: TOTES, TOOLS, AND FURNITURE
ANGELA WILLIAMS: HOUSEHOLD AND BOXES
CHERYL STEWART: TOTES AND BOXES
JATAIRA JACKSON: BOXES, TABLE, AND BAGS
JAMES SHAM-BURGER: BOXES AND BAGS
PATI MARQUEZ: MOTORCYCLE PARTS
ADRIEN COE: BOXES AND TOTES
TAMIA COLEMAN: HOUSEHOLD AND BOXES
ADRIEN COE: BICYCLES, TOTES, AND BAGS
KENNEDY OGUOMA: MATTRESS AND BOXES
SIMONE PIRTLE: BOXES, TOTES, AND BAGS
LAQUAINTE JUDGE: FRIDGE, TOTES, AND BAGS
RHONDA TOBOSA: HOUSEHOLD AND BOXES
HUBERT AARON: TV, PORTABLE AC, BICYCLE, 4 DINING CHAIRS, DINING TABLE, OFFICE PRINTER, FREEZER, VACUUMS, SOFA, CAPRPET CLEANER, HEADBOARD, 10 SMALL BOXES 1.11 CF, 10 MEDIUM BOXES 2.92 CF, ELLIPTICAL, SUITCASE, CHEST OF DRAWERS, HEATER, LEATHER JACKET,

Legal Notices-GV

HAMPER FULL OF CLOTHES
Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. The sale is subject to cancellation in the event of settlement between Owner and obligated party.
AUCTIONEER: O'Brien's Auction and Vehicle Lien Service (559)970-8105
Gardena Valley News 8/14,21/2025-155648

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Numero del Caso)
25PSCV01713
NOTICE TO DEFENDANT:
(Aviso al Demandado):
UNITED FOODS LLC, a California limited liability company, d/b/a Grocer's Outlet; KENNY NIP LY, an individual; STEVEN DICHE, an individual; KEVIN LY CHE, an individual; and KWOK CHING CHEUNG, an individual
YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante)
BRANDON LAM AND CYNTHIA LAM, AS TRUSTEES OF THE BRANDON AND CYNTHIA LAM FAMILY TRUST DATED 3/12/06

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear

SUMMARY OF ORDINANCE NO. 1885

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARDENA, CALIFORNIA, AMENDING CHAPTER 10.32 (SPECIAL SPEED ZONES) OF THE GARDENA MUNICIPAL CODE TO DESIGNATING SPEED LIMITS ON CERTAIN STREETS IN THE CITY OF GARDENA AND FINDING THE ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO THE COMMON SENSE EXEMPTION OF CEQA GUIDELINES SECTION 15061(b)(3)

Date Introduced: August 12, 2025 Date to be Adopted: August 26, 2025

The City Council of the City of Gardena will consider adoption of Ordinance No.1885.

Summary: Ordinance 1885 will amend Chapter 10.32 of the Gardena Municipal Code pertaining to Special Speed Zones to align with the updated Engineering and Traffic Survey findings. The proposed ordinance also determines that adoption of the ordinance is exempt from CEQA.

Statements herein are intended as a summary description of the ordinance contents. A certified copy of the full ordinance, will be posted in the office of the City Clerk at least five days prior to August 26, 2025, and made available by contacting the City Clerk's office at cityclerk@cityofgardena.org, or on the website <https://horizon.agendalink.app/engage/gardenaca/gendas>.

Dated this 21st day of August 2025

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 8/21/2025-155808

Legal Notices-GV

your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por es-

Legal Notices-GV

crito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.

AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y direccion de la corte es): POMONA COURTHOUSE SOUTH, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número del abogado del demandante, o del demandante que no tiene abogado, es): JONATHAN A. LOEB-JEFFREY ROSENFELD BLANK ROME LLP; 2029 CENTURAY PARK EAST, 6TH FLOOR, LOS ANGELES, CA 90067. (424) 239-3400 Date: 05/09/2025 David W. Slayton Executive Officer/Clerk of Court

Legal Notices-GV

Clerk, by (Secretario): J. Porter Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served
Gardena Valley News 8/14,21,28,9/4/2025-155694

Trustee Sale No. 162987 Title No. 95526432-55 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/24/2006. 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. On 09/05/2025 at 11:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/08/2006, as Instrument No. 06 0294659, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by John Mitchem and Irene Mitchem, Husband and Wife as Joint Tenants WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 4060-021-027 The street address and other common designation, if any, of the real property described above is purported to be: 13228 South Wilkie Avenue, Gardena, CA 90249 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$151,988.38 If the

Legal Notices-GV

Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. 8/12/2025 The Mortgage Law Firm, PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtained may be used for that By: Josh Bermudez, Authorized Signor The Mortgage Law Firm, PLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 415-2740 OR VIEW OUR WEBSITE: <https://salesinformation.mtglawfirm.com> 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

Legal Notices-GV

date for the sale of this property, you may call (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - wivw.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: TS#162987. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727 for information regarding the trustee's sale, or visit this internet website www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case TS#162987 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. A-4850572 08/21/2025, 0 8 / 2 8 / 2 0 2 5, 0 9 / 0 4 / 2 0 2 5
Gardena Valley News 8/21,28,9/4/2025-155771

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HSIAO-TE LIN CASE NO. 25STPB09099

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HSIAO-TE LIN. A PETITION FOR PROBATE has been filed by PI-YU LIN LIAO in the Superior Court of California, County of LOS ANGELES.

Legal Notices-GV

THE PETITION FOR PROBATE requests that PI-YU LIN LIAO 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: 09/12/25 at 8:30AM in Dept. 79 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 VICKY CHIEN - SBN 290574
LAW OFFICES OF YVONNE HSU 1170 ROOSEVELT IRVINE CA 92620 Telephone (949) 681-8106
8/21, 8/28, 9/4/25
CNS-3957965# GARDENA VALLEY 155440

Legal Notices-GV

NEWS Gardena Valley News 8/21,28,9/4/2025-155772

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25TRCP00344

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

NOTICE OF HEARING 08/29/2025

8:30 a.m., Dept. M Room:350 Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503

To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News DATE: 7/11/2025 Gary Y. Tanaka Judge of the Superior Court
Gardena Valley News 7/31,8/7,14,21/25-155151

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2025-155609
File No: 2023135446 Date Filed: 06/20/2023. Name of Business: **GREEDY BABY**, 13708 CORDARY AVE A P T 2 7 8, HAWTHORNE, CA 90250. Registered Owner(s): VANITY PRODUCTIONS LLC, 2108 N ST STE N, SACRAMENTO, CA 95186. This business was conducted by: LIMITED LIABILITY COMPANY. Signed: CHEYENNE COOK, CEO. This statement was filed with the County Clerk of LOS ANGELES County on 07/30/2025.
Gardena Valley News 8/21,28,9/4,11/25-155440