

COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX

> 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 news papers 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. Pa cific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax 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 commercia 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

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 Hil Street First Floor Lobby Los Angeles, California 90012. For more information, please visit our website at ttc.lacounty. gov or contact us at (213) 974-

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

Eligbeth B. Hundong

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

Assessees/taxpayers, who nave 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 num bering 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

LISTED BELOW ARE PROP ERTIES THAT DEFAULTED IN 2023 FOR TAXES, AS-SESSMENTS 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 7554-017-001 \$101.168.19

ADEGEBOYE, ISMAIL SI TUS 505 E ENGLANDER ST GARDENA CA 90248-2330 6129-022-046/S2021-010

AFANADOR, JOSE R JR SI-TUS 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. MAUREEN SITUS 1311 W 187TH PL LOS ANGELES CA 90248-4134 6109-018 016/S2021-010/S2022-010

ALBUJA, CARLOS M AND TRS ALBUJA FAM-ILY TRUST SITUS 13 CIN-NAMON LN RNCHO PALOS VRDS CA 90275-5951 7572-014-030 \$10,929.59

ALLEN. JEFFREY S SITUS 4456 W 171ST ST LAWN DALE CA 90260-3401 4081-028-001 \$5,163.64

ALVAREZ. MARTIN SITUS 23316 MARIGOLD 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 90266-2212 4176-004-012 \$60,822.58

AMAYA, JOSE T AND VILMA L AND AMAYA, KEVIN SITUS 1249 W 122ND ST LOS AN-GELES CA 90044-1131 6089-007-025 \$13.264.10

ANSELMO, DAVID B TR DA VID L CRIQUI DECD TRUST SITUS 1621 251ST ST LOS ANGELES CA 90710-2601 7410-018-029/S2020-010 \$10.306.14

ARBLIDA, RONALD E TR A AND B FAMILY TRUST SI-TUS 23030 KATHRYN AVE TORRANCE CA 90505-3410 7530-018-002/S2021-010 S2022-010 \$68.174.06

ARBOLIDA, RONALD SITUS 833 CORIANDER DR TOR-RANCE CA 90502-3001 7407 003-094 \$18.962.80

ARBOLIDA, RONALD E SITUS 1321 W CARSON ST LOS ANGELES 90501-3964 7349-030-017

ARDALAN, MOHAMMAD M AND MARY M SITUS 1618

HFRRIN 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 SI-TUS 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

BAUWNES, 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 90247-4373 6113-033-093/S2021-010/S2022-010 \$3,555.85

BONAR, SHERRIN Q SI-TUS 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 RANCE CA 90502-1600 7348-011-019 \$1,496.60

BOYD, DONTE S TR DSB TRUST SITUS 718 E ROSE-CRANS AVE LOS ANGELES CA 90059-3509 6137-006-039/S2020-010/S2021-010

BROER, CELESTE M AND ARBOLIDA, RONALD E SI-TUS 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

BROWN, SHERRI D SITUS 1552 W 123RD ST LOS AN-GELES CA 90047-5315 6090-018-002 \$25,682.18

CALCOTE, GEORGE LAND PAMELA L SITUS 808 LA CONIA BLVD LOS ANGELES CA 90044-3867 6117-019-003/S2020-010/S2021-010

CANTIO. PAULINE M TR PAULINE M CANTIO TRUST SITUS 2409 HILL LN REDON-DO 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 \$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 MARTI-NEZ FAMILY TRUST SITUS STRAWBERRY LANE ROLLING HILLS ESTATES CA 90274 7551-017-009 CASNER, JOSHUA R SITUS

1913 NELSON AVE REDON-DO 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 SI-TUS 4927 ASTERIA ST TOR-RANCE CA 90503-2807 7519-020-043 \$23,415.18

CHAO, JOANNE 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 HAN-DLER, 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 TOR-RANCE CA 90503-9326 7359 029-030 \$7,044.72 COBOS, GABRIEL JR AND

MARISOL SITUS LOZA. 14782 SUTRO AVE GARDE-NA CA 90249-3639 4064-021-006/S2021-010 \$1.347.07 COLE, FRITZ AND CATHY SITUS 22703 S VAN DEENE TORRANCE AVF 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 DENTON TRUST SITUS 1168 STONEWOOD CT LOS ANGELES CA 90732-1521 7444-005-076 \$8,211.13

DODOS, HELEN CO TR HELEN DODOS TRUST SI-TUS 20920 ANNRITA 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 RE-DONDO 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 TOR-RANCE CA 90502-2943 7407-010-024/S2020-010/ S2021-010 \$9,665.64

ESPINOSA LEBOY 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/\$2021-010 \$4 652 37

FELDMAN, JAN S SITUS 845 MONTEREY BLVD HER-MOSA BEACH CA 90254 4206 4187-008-011/S2021-010 \$24,700.79

FELIX GUADALUPE SI TUS 16405 S NEW 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 HORRS CHRISTINA M SITUS 1321 S TROTWOOD AVE LOS ANGELES CA 90732-3940 7560-012-004/ \$2022-010 \$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, CONSTAN-

TIN AND HELEN M SITUS

1569 W 218TH ST LOS AN-

GELES CA 90501-4006 7346

FRANCIS, ANTHONY SITUS

12900 S FIGUEROA ST LOS

ANGELES CA 90061-1135

6132-015-061 \$16,705.93

002-040 \$28.922.85

014-013 \$8,780.66 HILL, JILL S SITUS 14019 CADMUS AVE LOS ANGE-LES CA 90061-2134 6131-018-030/S2021-010/S2022-010 \$5,124.11

HILLS OF COMMERCE LLC SITUS 13629 S SAINT AN-DREWS PL GARDENA CA 90249-2415 4061-029-021 \$52,920.33

HODGES, TROY SR SITUS 15215 S VISALIA AVE COMP-TON CA 90220-2533 6139-006-014/S2021-010/S2022-010 \$3,921.18

HOLMES. VICTOR SITUS 96 HIGHLAND AVE MANHAT-TAN 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 IN 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 TOR-RANCE 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 SI-TUS 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 ALON-DRA BLVD GARDENA CA 90248-2901 6125-012-008 \$51.238.65

JOHNSON, ALLISON M SI-TUS 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

KASAL STANLEY AND MIMI TRS KASAI FAMILY TRUST SITUS 7016 GROVESPRING DR RNCHO PALOS VRDS CA 90275-3038 7583-009-013

KAZAMA. AKIRA AND SUMIE TRS KAZAMA TRUST SITUS 2001 ARTESIA BLVD 207 REDONDO BEACH CA 90278-3086 4155-030-068

KHAN. MUHAMMAD A AND HUSSAIN, MEHAK SI TUS 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 KINJO, MIYAKO AND YO-

KOI, 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 CAPES 027-025 \$10,656.66

RNCHO PALOS VRDS CA 7552-011-013

NERISSA D SITUS 59 PAS-FO DE CASTANA BNCHO PALOS VRDS CA 90275-6385 7558-001-067/\$2021-010/

201 N CENTRAL AVE COMP 012-026 \$28,528.26

018/S2020-010/S2021-010 \$5,472.83

S2021-010 \$5.444.53 LANDVEST LLC SITUS 1737 7410-014-012/S2021-

BEACH CA 90278-5034 4159 024-010/S2021-020/S2022 010 \$5,318.55

ANGELES CA 90710-3612 \$9,109.58

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

UNIT 310 HERMOSA BEACH CA 90254-4625 4188-016-106 \$36.944.72

RANCE CA 90504-4346 4096 009-051 \$24,794.37

S MIRALESTE DR UNIT 466 LOS ANGELES CA 90732 6076 7559-040-107/S2021-010/S2022-010 \$4,470.26

EVE M SITUS 1607 LOMAX LN REDONDO BEACH CA 90278-4740

GRAY LN ROLLING HILLS ES

LOCKRIDGE. SAMUEL M AND ONA B SITUS 1519 W 124TH ST LOS ANGELES CA 90047-5326 6090-018-017

LORI L SITUS 510 THE VLG NO 203 BEDONDO BEACH CA 90277-2755 7505-002-043

20921 BRIGHTON AVE LOS ANGELES CA 90501-2310 7349-007-005/S2021-010

PHER M SITUS 2501 W RE-DONDO BEACH BLVD NO 240 GARDENA CA 90249 4067-001-090/S2022

MAIR AND C HANKS TRUST SITUS 24410 CRENSHAW BLVD 220 LOMITA CA 90505-5336 7376-001-083 \$4,733,77 MANHATTAN BEACH MOD ERN LLC SITUS 814 SAR TORI AVE TORRANCE CA 90501-2212 7354-019-036 \$100.427.94

TUS 15308 FREEMAN AVE LAWNDALE CA 90260-2132 4076-008-003/S2021-010/ S2022-010 \$7.312.91

TORRANCE CA 90505-2403 7528-004-011 \$13,679.29 MARRIN MARY ATR 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 TORRANCE CA 90502-3133 7350-003-135 \$5.926.65

AGEMENT LLC SITUS 1207 W 163RD ST GARDENA CA 90247-4431 6113-013-023/\$2020-010/\$2021-010

SITUS 713 W 146TH ST LOS ANGELES CA 90247-2709 6119-021-007/S2020-010/ 2021-010 \$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

NO 30 LOS ANGELES CA 90732-3002 7559-020-051 \$12,890.11 MENDOZA. ERNESTO

TORRANCE CA 90502-1836 7345-014-047/S2021-010/ S2022-010 \$13,184.78 MERINO. DAVID C SI-TUS 2011 ARTESIA BLVD

\$14.122.60 METCALF, MANUEL J SI-TUS 2911 W 132ND ST GAR-DENA CA 90249-1514 4060-

MICHEL, GEORGIA V TR NASSIF MICHEL FAM-ILY TRUST SITUS 22937 NA-DINE CIR APT B TORRANCE CA 90505-8893 7369-004-055

MIHURA, MARK SITUS 1911 190TH ST REDONDO BEACH CA 90278-4818 4159-

MILTON ST RESIDENTIAL ACQUISITIONS INC SITUS 7542-002-014 \$100,970.93 MILTON STREET RESIDEN

TORRANCE CA 90277-6734 7513-020-028/\$2022-010 \$54,503.95 SITUS 79 EASTFIELD

DR ROLLING HILLS CA 90274-5260 7567-005-028 \$169,887.55 MORALES, SYBONEY SI-

028-035 \$30,020.20

MORILLO, JULIO C AND MARITZA TRS ECUANICA TRUST SITUS 515 W GAR-DENA BLVD UNIT 58 LOS ANGELES CA 90248-2668

AVE MANHATTAN BEACH CA 90266-3551 4173-013-037 \$120,259.52

MUNN, BERTHA A SITUS 730 GIAN DR TORRANCE CA 90502-2554 S2021-010 \$4 029 48

STEPHANIE P SITUS 2232 W 238TH ST TORRANCE CA 90501-5913 7371-027 039/S2021-010/S2022-010 \$3 914 22 NAPIER, TANEESHA SITUS

007-043/\$2021-010 \$213 67 NEW DIVISIONS CAPITAL INC SITUS 15319 S AVA-

LON BLVD GARDENA CA 90248-2304 6139-009-015

LAGMAY JOHN C. JR AND

TON CA 90220-1425 6137-LAND TITLE LLC 7566-015-

254TH ST LOMITA CA 90717-2701 010 \$4,297.22 LARA, JORGE SITUS 2126

LAURIA. JAMES SITUS 26232 ALTA VISTA AVE LOS 7411-014-053/S2020-020

LENNON, JANICE A SITUS

LEON MARCO A SITUS 386

LINK, MATTHEW R AND 4160-020-039

J TR LITCHFIELD FAMILY TRUST SITUS 64 DAPPLE CA 90274-4240 7551-023-011

LOFTUS. JAMES J TR JAMES J LOFTUS TRUST TORRANCE CA 90503-6932

\$29,844.28

\$27,513.84 MAGUEFLOR, CHRISTO

010 \$2,307.70

LP SITUS 22403 OCEAN AVE

WOOD DR RNCHO PALOS VRDS CA 90275-1725 7546-KRUZIC, JOHN P ET AL KRUZIC, ANTHONY M SI-TUS 1933 REDONDELA DR

S2022-010 \$21,686.02

7566-015-019/S2020-010/

HAVEMEYER LN REDONDO

LEAFSTEDT, MARK E TR

SITUS 447 HERONDO ST

18033 WILTON PL TOR-

\$8,533.01 LITCHFIELD, JENNIFER

\$79,669.26

SITUS 22033 LADEENE AVE 7366-016-012 \$16,799.09 LOMELI, CARLOS E AND

LOWRY, THOMAS L SITUS

MAIR, JOHN J CO TR J

MARCIAL, ESTHER L SI-

MARICOPA INVESTMENTS

MAW PROPERTY MAN-

\$1.787.15 MAYA, HILDA AND JORGE

AND PEREZ, PATRICIA SI TUS 21417 BERENDO AVE

REDONDO BEACH CA 90278-3011 4155-030-018

006-048 \$3 257 37

020-020 \$21 974 75

1909 DALTON RD PALOS VERDES EST CA 90274-2655 TIAL ACQUISITIONS SITUS 220 VIA ALAMEDA

TUS 2142 W 139TH ST GAR DENA CA 90249-2412 4061-

6120-023-098 \$5,339.60 MORRIS CATHARINE H TR CATHARINE MORRIS TRUST SITUS 3313 WALNUT

7344-028-018/ MURPHY, BRIAN AND

22226 MEYLER ST TOR-RANCE CA 90502-2243 7344-

ELIZABETH BUENROSTRO

GARCIA, JUAN L AND TE-RESA SITUS 18529 REGINA AVE TORRANCE CA 90504 4615 4084-019-010 \$119.48 GARDENA CARE HOMES INC SITUS 522 E 157TH ST 6125-010-005 \$23,079.18

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

\$8,106,06

\$11,494.36

GELBAUM, DAVID J AND

RANDI K SITUS 22636

GOSCH, CHRISTOPHER R AND CHUTIMA, PHANTIDA SITUS 1738 W 144TH ST GARDENA CA 90247-2305 6103-003-021/S2022-010 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

14730 S NORMANDIE AVE UNIT 4 GARDENA CA 90247 2978 6114-005-048 \$4,769,29 GREEN, NICOLE AND HOLT, BAKIYA SITUS 358 E 139TH ST LOS ANGELES

CA 90061-2630 6131-012-017

GRAYSON, TRACY SITUS

GROSHER, KEVIN D SITUS 23822 LAMOUR CT TOR-RANCE CA 90501-6134 7372-001-031 \$24,943.20 HALL, MARION M TR MAR-ION M HALL TRUST SITUS

118 VIA PASQUAL TOR-

RANCE CA 90277-6653 7512-

019-005 \$14.615.36 HAMILTON FAMILY TRUST SITUS 21203 BERENDO AVE TORRANCE CA 90502-1801 7348-012-019 \$5,012.14 HAMILTON, ISAAC AND HAMILTON, KLOTONYA E SI

TUS 15426 BONSALLO AVE

LOS ANGELES CA 90247

4232 6120-010-006 \$5.527.27 HAND, GRACE TR GRACE HAND TRUST SITUS 25 PALOS VRDS CA 90275-5927 7572-012-023 \$107,917.48 HARDENBURG FAM-ILY REAL ESTATE LIMITED

PARTNERSHIP SITUS 1310

MANHATTAN BEACH BLVD

MANHATTAN BEACH CA 90266-5252 4167-014-015 \$16 423 50 HARRIS, SUZANNE TR SU-ZANNE HARRIS TRUST SI-TUS 200 41ST ST MANHAT-TAN 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/ \$2020-010/\$2021-010 \$6,840.82 HAYES, CHRISTOPHER A AND GRIFFITH, QUINCY L SITUS 40 CHERRYHILL LN RNCHO PALOS VRDS CA 90275-5901 7572-004-019

TUS 2468 W 237TH ST TOR-BANCE CA 90501-5911 7371-007-038 \$17,403.14 HERRERA, GONZALO AND MERCEDES SITUS 18607 S

VERMONT AVE LOS ANGE-

LES CA 90248-4106 6109-

HERRERA, ARACELI SI-

90275-1027 \$8.725.16

LAMOTHE, MARIE N SITUS

MCNAGNY, SUSAN G SI TUS 304 S MIRALESTE DR

\$3.947.89

MORENO BAFAFI SITUS 12613 S FIGUEROA ST LOS ANGELES CA 90061-1222 6132-001-004 \$745.66

MUNN, TYRONE F AND

NIAKAN, EFRAIM AND GARCIA, MARIA D SITUS 14530 S BUDLONG 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 SI-TUS 1440 W TOSCANINI DR RNCHO PALOS VRDS CA 90275-1836 7444-012-010

NODA, RAYMOND T SI-TUS 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 \$6,290.68

NOUBAUER, JUANA AND JOCSON, ANA L SITUS 25930 NARBONNE AVE 141 LOMITA CA 90717-3055 7553-006-152 \$20,635.42 ONEAL, MARY ATR 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 LAWNDALE CA 90260-010 \$5,470.39

PANTAGES, RODNEY A TR RODNEY A PANTAG-ES TRUST 6090-026-003

\$1,343.13 6090-027-030 \$4.466.50 6090-027-038 \$1,297.06 PARISH, KYLIE TR SVE-VALERIJA DECD TRUST SITUS 314 N GOOD-

HOPE AVE LOS ANGELES

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

HILLSIDE MENTS LLC SITUS 2685 CA 90505-7057 7536-024-055 \$29,618.94

PECH, MATTHEW R SI-TUS 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 90274-7548-009-048/S2021-010/S2022-010 \$9,725.12

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

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

POURTEIMOUR, JAM-1903 HUNTINGTON LN RE-DONDO BEACH CA 90278-4219 4156-019-014 \$8,712.69 PRICE HAZEL O CO TR HA ZEL O PRICE TRUST SITUS 163 PASEO DE LA CONCHA 11 REDONDO BEACH CA 90277-6292 7511-018-057

PRINCE, TRACY SITUS 12021 S DENKER AVE LOS ANGELES CA 90047-5259 6090-028-028 \$5.312.20

QUEVEDO, GUSTAVO SI TUS 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/\$2020-010/\$2021-010 \$3.094.92

RAKKHONG, SIRIPHON SI-TUS 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

BAMOS CHRIS F AND BO-JAS, ARACELY SITUS 2808 W 157TH ST GARDENA CA 4069-021-026/ S2022-010 \$4.827.26 RANGEL, JAMIE C SITUS

2228 GRAMERCY AVE TOR-7357-013-029/S2022-010 \$169.25

REED, MIJOI SITUS 1541 W 146TH ST 16 GARDENA CA 6103-012-103/ S2021-010 \$3.231.18

REHABBERS FINANCIAL INC SITUS 4361 EXULTANT DR BNCHO 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 SI-

TUS 702 W 173RD PL LOS ANGELES CA 90247-5812 6121-017-031/S2022-010 \$10,342.92 BOBERTS KATHRYN G

TR KATHRYN G ROBERTS TRUST SITUS 4309 PASEO DE LAS TORTUGAS TOR-RANCE 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 6139-006-013/S2021-020 \$1,174.28

RODRIGUEZ, JAVIER AND MARTHA B SITUS 15437 AT-KINSON AVE GARDENA CA 90249-4515 4069-019-017

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 ST REDONDO BEACH CA \$17.819.27

BOTH MANAGEMENT GROUP LLC SITUS 325 PA-CIFIC COAST HWY HERMO-SA 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 SARMISTHA SITUS 3506 CRICKLEWOOD ST TOR-RANCE CA 90505-6625 7535-008-013 \$23,185.24

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

SANTOS, CLAUDIA ET AL MENDEZ, ANGEL AND SAN-TOS, FRANCISCO SITUS 4227 W 156TH ST LAWN-DALE CA 90260-2124 4076 017-015/S2021-010 \$297.29

SASAKI, KATSUTOSHI AND SASAKI, NOBUE 2801 SEPULVEDA BLVD NO 67 TORRANCE CA 90505-2849 7359-038-014

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

SESTANOVICH, THOM-AS R SITUS 459 35TH ST MANHATTAN BEACH CA 90266-3320 4175-007-022

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

SHEH, GEORGE AND RE-GINA AND SHEH, WILLIAM AND LILY SITUS 6315 VILLA VRDS CA 90275-3263 7578-031-015 \$19,222.88

SHEIKH, FALAK J SITUS 1306 SONGBIRD WAY TOR-CA 90501-4863 RANCE 7347-019-063 \$27.937.25

TUS 1524 CRAVENS AVE 18 TORRANCE CA 90501-2705 7355-025-061/S2020-010/ \$2021-010 \$1,550.03 SHOTLOW, JOAN J SITUS

1062 W 131ST ST GARDENA CA 90247-1811 6115-035-017 \$9.605.52

LAGY FAMILY TRUST SITUS 14965 WADKINS AVE GAR-DENA CA 90249-3629 4064-014-012/S2020-010/S2021-010 \$41,354.67

SITUS 1540 W 224TH ST LOS ANGELES CA 90501-7347-007-009/S2020-010/S2021-010 \$69,419.14 SITUS 2714 MARTHA AVE

TORRANCE CA 90501-4742 7357-037-008/S2020-010/ \$2021-010 \$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 SI-TUS 3 VIA SEVILLA ROLLING HILLS ES 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 7550-014-019 \$9.712.78

SMITH, DEVON AND ERIK SITUS 3629 NAVAJO PL PALOS VERDES EST CA 90274-1169 7538-002-003 \$76,005.06

SMITH, JOHNNIE C TR JOHNNIE C SMITH JR TRUST SITUS 13114 VAN NESS AVE GARDENA CA 0249-1728 4061-002-003/ S2021-010 \$5.123.16

SMITH, JOSHUA T AND DAHDAH, RENEE SITUS 18824 PATRONELLA AVE 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

SPICKARD, JAMES P TR JAMES P SPICKARD TRUST 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 GAR-DENA 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 TOUMA-YAN TRUST 4167-021-034 \$5,995.98

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

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

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

TELBIZOFF, LOUIS J TR LOUIS J TELBIZOFF TRUST SITUS 25901 VIANA AVE LO-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 SI-

TUS 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 /ICTORIA SITUS 22260 MEYLER ST TORRANCE CA 90502-2243 7344-007-075/ S2021-010 \$3.305.56

UI, TAKAO AND NAKANO, SACHIE SITUS 3538 TOR-RANCE BLVD 183 TOR-RANCE CA 90503-9503 7366-020-099 \$35 864 63

UNTIVEROS, HECTOR SI TUS 15708 SOMBRA AVE LAWNDALE 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 SI-TUS 1126 W 228TH ST 29 TORRANCE CA 90502-2371 7407-015-123/S2021-010 \$1,288.58

VARGAS, JULIO C AND GUTIERREZ, PAULINA SI-TUS 5501 CALLE DE RI-CARDO TORRANCE CA 90505-6222 7531-019-008

SITUS 4301 PASEO DE LAS TORTUGAS TORRANCE CA 90505-6328 7532-028-011 \$57.790.02

VINAS, ALBERT TR NEX GEN 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 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

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 RAN-CHO PALOS VERDES CA 90275-515 7568-017-009/ S2020-010/S2021-010

WU, SHI YU AND MA GUANG RONG SITUS 32 PHILLIPS RANCH RD ROLLING HILLS ESTATES CA 90274 7551-038-004 \$69.125.19

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

YOON, 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** 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 PRAVE HAWTHORNE PRAIRIE 90260-2210 4076-001-016 \$45,668.22

1ST STREET PART-NERS 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 4166 WEST 159TH ST

LAND TRUST SITUS 4166 W 159TH ST LAWNDALE CA 90260-2723 4074-009-003 \$30,380.44 CN119775 556 Aug 21,28

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FBN Legal Notices-GV 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 ALEXAN-DRA HANNA GUZ-MAN

COURT OR-DERS 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 de-scribed above must file a written objection that includes the reasons for the objection at

DBAs -\$58 + **Filing**

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FBN Legal Notices-GV

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

County of Los Angeles 200 W Compton Blvd Compton, CA 90220

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

-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hear-ing 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
8/7,14,21,28/25155309

FICTITIOUS

BUSINESS NAME STATEMENT

FBN Legal Notices-GV

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 un der 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 vears from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in viol ation 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-RANCE, CA 90504. AI #ON 2793369. Registered Owners: LARA INSURE, INC., 3937 W ARTESIA BL, TOR-CA 90504 This business is conducted by: CORPORA-TION The date registrant started to transact business under the fictitious business name or names listed Signed: SHERIEN APED ELSHAHED, CEO. This statement was filed with the County Recorder Of-fice: 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-BUSINESS NAME

2025-128388

The following person is doing business as: ES-SENCE AND CHARM, 3662 VETERAN AVE LOS ANGELES, CA 90034. Registered Owners: JAC-QUELINE HERRERA, 3662 VETERAN AVE, LOS ANGELES, CA

FBN Legal Notices-GV

90034. This business is conducted by: INDI-VIDUAL. The date registrant started to fransact business under the fictitious business name or names listed above: N/A. Signed: JACQUELINE HĚRRERA, OWNER. This statement was filed with the County Recorder Office 06/24/2025. Notice -Office This Fictitious Name Statement expires five vears 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-

FICTITIOUS BUSINESS NAME 2025-150765

155514

The following person is doing business as ANA NURSING COM-PANY, 24051 WIL-LOW CREEK ROAD, DIAMOND BAR, CA 1765. 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 under the fictitious business name or names listed above N/A. Signed: AMY BAUTISTA, OWNER. This statement was filed with the County Recorder Office 07/23/2025. Notice — Office his 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 State ment 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.seg., 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, 3RD AVE INGLEWOOD, CA 90305. Registered Owners: ERICA LO-GAN, 20218 AN-NALEE AVENUE, CARSON, CA 90746 & SHAE SAYLES, 9601 S 3RD AVE, INGLE-WOOD, 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:

FBN Legal Notices-GV

07/2025. Signed: ERICA LOGAN, GEN-ERAL PARTNER. This statement was filed with the County Recorder Office: 07/08/2025. Notice his 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.seg., Business and

Professions Code).
Gardena Valley News
8/14,21,28,9/4/25155670

FICTITIOUS BUSINESS NAME **STATEMENT** 2025-156284

The following person is doing business as: SPEAKEASY SOUTH-ERN 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 reistrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: ANTHONY RUEY, HUSBAND. This statement was filed with the County Recorder Office Recorder Offic 07/31/2025. Notice This Fictitious Name Statement expires five vears 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

FICTITIOUS BUSINESS NAME STATEMENT

2025-164227 The following person doing business as: L AND S INVEST-S INVEST MENTS, 4640 W 154TH STREET, LAWNDALE, C A 90260. Registered Owners: CURTIS Owner: UYEDA, 4640 . TH STREET AWNDALE, 90260. This business is conducted by: INDI-VIDUAL The date registrant started to transact business under the fictitious business name or names listed above: 11/2010. Signed: CURTIS Signed: CURTIS UYEDA, OWNER. This statement was filed

with the County Re-corder Office 08/11/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of 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.sea.. Business and Professions Code).

Gardena Valley News 8/21,28,9/4,11/25-**FICTITIOUS**

BUSINESS NAME STATEMENT 2025-157861

The following person is doing business as: AF-FORDABLE CON-STRUCTION, 2100 REDONDO BEACH BLVD SUITE 454 TORRANCE, CA CA 90504. Registered Owners: ANTHONY CARL WEST, 2100 REDONDO BEACH BLVD SUITE 454, 90504. This business is conducted by: INDI-VIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 06/2000. Signed: ANTHONY CARL WEST, OWN-ER. This statement was filed with the County Recorder Office: 08/01/2025. 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 8/21,28,9/4,11/25-155868

FICTITIOUS BUSINESS NAME STATEMENT 2025-170147

The following person is doing business as: MK 8/14,21,28,9/4/25-155693 CONCRETE PUMP & MANUFACTURE 22106 S VERMONT AVENUE, TOR-RANCE, CA 90501. Registered Owners: MARINA KIM, 22106 S VERMONT AVENUE, TORRANCE, 90501. This business is conducted by: INDI-VIDUAL. The date registrant started fransact business under the fictitious business name or names listed above: 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 FBN Legal Notices-GV

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 ir 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

FICTITIOUS BUSINESS NAME STATEMENT 2025-155876 The following person is doing business as:

IKENA STRATEGY

CONSULTING, 2106 ARTESIA BLVD #323, TORRANCE, CA 90504. Registered Owners: JANICE LEE, 2106 ARTESIA BLVD #323, TORRANCE, CA 90504. This business is conducted by: INDI-VIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JANICE LEE OWNER This state ment was filed with the County Recorder Office: 07/30/2025. 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 8/28,9/4,11,18/25-156086

FICTITIOUS BUSINESS NAME STATEMENT 2025-158444

The following person is doing business as:

doing business as **BANGERS TATTOO** 6502 HOLLYWOOD BLVD, LOS ANGELES CA 90028. AI #ON B20250134905. Registered Owners BANGTATS LLC, 6502 HOLLYWOOD BLVD, LOS ANGELES, CA 90028. This business is conducted by: LIM-ITED LIABILITY COM-PANY. The date registrant started to trans act business under the fictitious business name or names listed above: 06/2025. Signed: JAY DE AN-DA, MANAGER. This statement was filed with the County Re-corder Office 08/04/2025. Notice This Fictitious Name Statement expires five vears from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed be fore that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in viol-

ation of the rights of another under federal,

state or common law

FBN Legal Notices-GV

(see Section 14411 et.seq., Business and Professions Code). Gardena Valley News 8/28,9/4,11,18/25-56087 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 A P T 2 7 8 HAWTHORNE, CA 90250. Registered Owner(s): VANITY PRODUCTIONS LLC, 2108 N ST STE N, SACRAMENTO, CA 95816. This business was conducted by LIMITED LIABILITY COMPANY. Signed 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

Legal Notices-GV SUMMONS (CITACION .IUDICIAI 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 DI CHE, an individual: KEVIN LY CHE, an in-dividual; and KWOK CHING CHEUNG, an individual YOU ARE SUED BY PLAINTIFF:

BRANDON LAM AND TRUST DATED

NOTICE! You have been sued. The court may decide against you without your being heard unless you re-spond 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 pro-tect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that vou can use for vour 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 court house nearest you. you cannot pay the fil-ing 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.

Legal Notices-GV There are other legal

requirements. You may

want to call an attor-

ney 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 Ser-Web vices (www.law helpcalifornia.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 settle-ment 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 de-

mandado. Si no responde dentro de 30 dias, la corte puede de-cidir en su contra sin escuchar su version Lea la informacion a continuacion. Tiene 30 dias de calen-

dario despues de que

entreguen esta

(Lo esta demandando el demandante)

CYNTHIA LAM, AS TRUSTEES OF THE BRANDON AND CYN-THIA LAM FAMILY 3/12/06

si desea que procesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su re-puesta. Puede encontrar estos formularios de la corte y mas in-formacion en el Centro de Ayunda de las Corde California (www.sucorte.ca.gov), en la biblioteca de leves de su condado o 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 formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede per-der el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos le-gales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a aboqados. 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. Puede

encontrar estos grupos

sin fines de lucro en el

sitio web de California Legal Services,

(www.lawhelpcalifornia,

org), en el Centro de Ayunda de las Cortes

de California, (www.su-corte.ca.gov) o

poniendose en con-

tacto con la corte o el

colegio de abogados AVISO! Por ley, la corte tiene derecho a reclamar las cuotas v los costos exentos por imponer un gravamen sobre cualquier recuperación \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraie 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 dirección de la corte es): POMONA C O U R T H O U S E

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, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es) JONATHAN A. LOEB JEFFREY ROSEN-FELD BLANK ROME 2029 CFN-TURAY PARK EAST 6TH FLOOR, LOS ANGELES, CA 90067 (424) 239-3400 Date: 05/09/2025 David W. Slayton Executive Officer/Clerk of Court

citacion y papeles legales para presentar una respuesta por escrito en esta corte y Clerk, by (Secretario): hacer que se entregue J. Porter Deputy (Adjunto) NOTICE TO THE PERuna copia al demandante. Una carta o una SON SERVED: You llamada telefonica no lo protegen. Su respuesta por escrito are served

Gardena Valley News tiene que estar en formato legal correcto 8/14,21,28,9/4/2025-155694 Trustee Sale No 162987 Title No 95526432-55 ARE IN DEFAULT UN DER A DEED TRUST, DA

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 EXPLANA TION ΟF TION 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 SELI AT PUBLIC AUCTION
TO HIGHEST BIDDER
FOR CASH,
CASHIER'S CHECK/CASH EQUI-VALENT 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

quires that information

about trustee sale post-

ponements be made

available to you and to

the public, as a cour-tesy to those not

present at the sale. If you wish to learn

whether your sale date

has been postponed, and, if applicable, the

rescheduled time and

date for the sale of this

property, you may call

(714) 730-2727 for in-

formation 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 post-

ponements that are

very short in duration

or that occur close in

time to the scheduled

sale may not immedi-

ately be reflected in the

telephone information

or on the Internet Web

site. The best way to

verify postponement in-

formation is to attend

the scheduled sale.
NOTICE TO TENANT:

You may have a right

to purchase this prop-

erty after the trustee

auction pursuant to Section 2924m of the

California Civil Code. If

you are an "eligible ten-ant buyer," you can purchase the property

if you match the last

and highest bid placed

at the trustee auction. If you are an "eligible bid-der," you may be able to purchase the prop-

erty 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 web

vicelinkASAP.com for

information regarding the sale of this prop-

erty, using the file num-

ber assigned to this

case TS#162987 to

find the date on which

the trustee's sale was

held, the amount of the

www.ser-

trustee. Second. vou vou are the highest bidmust send a written noder at the auction, you are or may be responstice of intent to place a ible for paying off all libid so that the trustee ens senior to the lien receives it no more being auctioned off, bethan 15 days after the fore you can receive trustee's sale. Third. clear title to the propyou must submit a bid erty. You are encourso that the trustee reaged to investigate the ceives it no more than existence, priority, and 45 days after the trustsize of outstanding liee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider conens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may tacting an attorney or appropriate real estate charge you a fee for this information. If you professional immediately for advice regardconsult either of these ing this potential right purchase. resources, you should be aware that the same 4850572 08/21/2025, 0 8 / 2 8 / 2 0 2 5 , 0 9 / 0 4 / 2 0 2 5 Gardena Valley News lender may hold more than one mortgage or deed of trust on the property. NOTICE TO 8/21,28,9/4/2025-155771 PROPERTY OWNER: The sale date shown on this notice of sale NOTICE OF PETI-TION TO ADMINIS-TER ESTATE OF: HSIAO-TE LIN may be postponed one or more times by the mortgagee, beneficiary trustee, or a court, purof the California Civil To all heirs, beneficiar-Code. The law re-

CASE NO. 25STPB09099

ies, creditors, contingent creditors, and persons who may other-wise be interested in the WILL or estate, or both of HSIAO-TE LIN. PETITION FOR PROBATE has been filed by PI-YU LIN LIAO in the Superior Court of California, County of LOS ANGELES. 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 import-ant actions, however, the personal represent-ative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the

authority. A HEARING on the petition will be held in this court as follows: 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, vou should appear at the hearing and state your objections or file the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CRED-ITOR or a contingent

creditor of the decedent, you must file vour 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 per-

sonal 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 no-tice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in Cali-

fornia law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special No-tice (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) 681-8/21, 8/28, 9/4/25

CNS-3957965# GARDENA VALLEY Gardena Valley News 8/21,28,9/4/2025-155772

T.S. No.: 25-34856 A.P.N.: 6114-001-092 NOTICE OF TRUST-BE'S SALE YOU ARE
IN DEFAULT UNDER
A DEED OF TRUST
DATED 5/1/2021, UN-LESS YOU TAKE AC-TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANA-TION 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, posses-sion, 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

Legal Notices-GV 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 šale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Paul Anthony James, a single man. as his sole and separate property

Duly Appointed Trustee: Vylla Solutions, LLC Recorded 5/6/2021 as

Instrument No.

20210725816 in book

page of Official Re-

cords in the office of the Recorder of Los

Angeles County, Cali-fornia, Described as follows: As more fully described on said Deed of Trust.
Date of Sale:
9/22/2025 at 11:00 AM
Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza Pomona, CA 91766 Amount of unpaid balance and other charges: \$742,956.27 other (Estimated) Street Address or other common designa-tion of real property: 14420 PAPAYA LANE

GARDENA, CA 90247 A.P.N.: 6114-001-092 The undersigned Trust ee disclaims any liability for any incorrect ness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, direc tions 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 Noce of Sale.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchase at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liab-ility for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NO-TICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWN-ER OF THE NOTE. ANY INFORMATION OBTAINED BY OR ROVIDED TO THIS FIRM OR THE CRED ITOR WILL BE USED FOR THAT PURPOSE As required by law, you are hereby notified that

a negative credit re-

port reflecting on your

submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.
NOTICE TO POTEN-TIAL BIDDERS: If you are considering bid-ding on this property lien, you should under-stand 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 highestbidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, beclear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding li-ens that may exist on this property by contacting the county re-corder'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 PROP-ERTY OWNER: The sale date shown on this notice of sale may be postponed one or more

times by the mort-gagee, 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 cour-tesy 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 (949) 776-4697 or visit this Internet Web site https://prestigepostand-pub.com, using the file number assigned to this case 25-34856. 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. For sales conducted after January 1, 2021: 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 ten-ant buyer," you can purchase the property

if you match the last and highest bid placed

at the trustee auction. If

you are an "eligible bid-

der," you may be able to purchase the prop-

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 (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 25-34856 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 re-ceives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 08/18/2025 Vylla Solutions, LLC

1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (949) 776-4697 or https://prestigepostand-pub.com/ for NON-SALE information: 888-313-1969

LaTedran Franklin, Trustee Sale Specialist PPP#25-005733 Gardena Valley News 8/28,9/4,11/2025-155887

NOTICE OF SHERIFF'S SALE DURIC, HOZELITO VS TAYLOR, LUCRETA KATHRYN M CASE NO: BC707490 Under a writ of Execu-

Under a writ of Execution issued on 11/05/24. Out of the L.A. SUPERIOR COURT BEVERLY HILLS, of the WEST DISTRICT, County of Los Angeles, State of California on a judg. California, on a judgment entered on 10/26/22.

In favor of HOZELITO DURIC and against TAYLOR, LUCRETA KATHRYN MORRIS showing a net balance of \$2,082,862.04 actually due on said judgment. (Amount subject to revision) I have levied upon all

the right, title and interest of said judgment debtor(s) in the prop-erty in the County of Los Angeles, State of California, described as LOT 8 IN BLOCK 2101

OF TRACT 7331, AS PER MAP RECOR-DED IN BOOK 102 PAGES 46 TO 50 OF MAPS, IN THE OF-FICE OF THE COUNTY RECORD OF LOS ANGELES. APN: 7542-008-019 Commonly known as: 2136 PASEO DEL MAR, PALOS VERDES ESTATES, CA 90274-2665 Public notice is hereby given that I will sell at public auction to the

erty if you exceed the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 09/17/25 10:00 AM at the following location.
STANLEY MOS
COURTHOUSE 111 N. HILL STREET, ROOM 125B LOS ANGELES, CA 90012 (X) THIS SALE IS SUBJECT TO A MIN-IMUM BID WHICH MUST EXCEED \$358,306.93, CCP 704.800(A); AND A MINIMUM BID OF \$1,845,000.00, CCP 704.800(B). (AMOUNT SUBJECT TO REVI-SION) 90012 SION) Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders. Creditor's Attorney MARDIROSSIAN AKARAGIAN LLP 90048

6311 WILSHIRE BLVD. LOS ANGELES, CA Dated: 07/31/25

Branch: Los Angeles ROBERT G. LUNA, Sheriff By: LISA MOJARRO

Deputy Operator Id: E612694 Para obtener esta in-formacion-traduccion en Espanol llame

este numero: (213) 972-3950 NOTE: IT IS A MISDE MEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BE-FORE THE DATE OF SALE. (Penal Code section 616)

CN119632 BC707490 R Aug 28, Sep 4,11,

Gardena Valley News 8/28,9/4,11/2025-154915

NOTICE OF PUBLIC SALE: The following self-storage unit contents containing packaging, boxes, business equipment and other personal goods will be sold via online public auction to satisfy a lien on Tuesday 9/9/25 at 10am. Unit O13, Hub City Connections. Located at 153 W. Roated at 153 W. Ro-secrans Ave. Gardena, CA 90248 Auction will take place online at: www.storagetreasures.

<u>com</u> Gardena Valley News 8/28,9/4/25-155983

NOTICE OF PUBLIC SALE: The following self-storage unit con tents containing packaging, boxes, business equipment and other personal goods will be sold via online public auction to satisfy on Tuesday 9/9/25 at 10am. Unit F8, Cassandra Celestine Consulting. Located at 153 W. Rosecrans Ave. Gardena, CA 90248 Auction will take place online at: www.storagetreasures.com
Gardena Valley News 8/28.9/4/25-155984