



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

Assessee/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

ADEGBOYE, 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 90275-5204 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 \$5,638.26

ALBUJA, CARLOS M AND JULIE TRS ALBUJA FAMILY TRUST SITUS 13 CINNAMON 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 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 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, DONTÉ 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 LACONIA 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 HANDLER, 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 DEEN 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 ANN RITA 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 NEW HAMPSHIRE 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, MARION 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, KLOTONYA E SITUS 15426 BONSALLO 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 CAPESTWOOD DR RNCHO PALOS VRDS CA 90275-1725 7546-027-025 \$10,656.66

KRUZIC, JOHN P ET AL KRUZIC, ANTHONY M SITUS 1933 REDONDELA DR RNCHO PALOS VRDS CA 90275-1027 7552-011-013 \$8,725.16

LAGMAY, JOHN C JR AND NERISSA 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 2240 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

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

MCMAGNY, 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 EUCANIA 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

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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, TORRANCE, 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 EL SHAHED, 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

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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 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 — 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 ANALEE 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:

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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 SQUARE G, GARDENA, CA 90248. Registered Owners: ANTHONY RUEY, 1514 WEST ARTESIA SQUARE G, GARDENA, CA 90248 & YVONNE RUEY, 1514 WEST ARTESIA SQUARE G, GARDENA, CA 90248. This business is conducted by: MARRIED COUPLE. The date registrant 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: 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

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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: **AF-FORDABLE 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. 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 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

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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**

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: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JANICE LEE, OWNER. This statement 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: **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: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 06/2025. Signed: JAY DE ANDA, MANAGER. This statement was filed with the County Recorder Office: 08/04/2025. 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

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(see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 8/28,9/4,11,18/25-156087**

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 95816. 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**

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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 DI CHE, 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 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.

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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 respondonde dentro de 30 dias, 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 escrito 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 Ayunda 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. 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.sucorte.ca.gov) o poniendose en contacto con la corte o el

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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 de teléfono 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
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 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

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

T.S. No.: 25-34856 A.P.N.: 6114-001-092 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/1/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the

Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. 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 Records in the office of the Recorder of Los Angeles County, California , 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 (Estimated) Street Address or other common designation of real property: 14420 PAPAYA LANE GARDENA, CA 90247 A.P.N.: 6114-001-092 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser 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 liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your 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. 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 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 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 (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 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://prestigepostandpub.com/> for NON-SALE information: 888-313-1969 LaTedan 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 R
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 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 property in the County of Los Angeles, State of California, described as follows: LOT 8 IN BLOCK 2101 OF TRACT 7331, AS PER MAP RECORDED IN BOOK 102, PAGES 46 TO 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORD OF LOS ANGELES. APN: 7542-008-019 Commonly known as: 2136 PASEO DEL MAR , P A L O S VERDES ESTATES, CA 90274-2665 Public notice is hereby given that I will sell at public auction to the

highest bidder for cash in lawful money of the United States all the 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 MOSK COURTHOUSE 111 N. HILL STREET, ROOM 125B LOS ANGELES, CA 90012 (X) THIS SALE IS SUBJECT TO A MINIMUM 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 REVISION) Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders. Creditor's Attorney MARDIROSSIAN AKARAGIAN LLP 6311 WILSHIRE BLVD. LOS ANGELES, CA 90048 Dated: 07/31/25 Branch: Los Angeles ROBERT G. LUNA, Sheriff By: LISA MOJARRO, Deputy Operator Id: E612694 Para obtener esta informacion-traduccion en Espanol llame a este numero: (213) 972-3950 NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616) CN119632 BC707490 R Aug 28, Sep 4,11, 2025 **Gardena Valley News 8/28,9/4,11/2025-154915**

NOTICE OF PUBLIC SALE: The following self-storage unit contents containing packing, 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. Rosecrans Ave. Gardena, CA 90248 Auction will take place online at: www.storage-treasures.com **Gardena Valley News 8/28,9/4/25-155983**

NOTICE OF PUBLIC SALE: The following self-storage unit contents containing packing, 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 F8, Cassandra Celestine Consulting. Located at 153 W. Rosecrans Ave. Gardena, CA 90248 Auction will take place online at: www.storage-treasures.com **Gardena Valley News 8/28,9/4/25-155984**