

FBN Legal Notices-GV

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

FICTITIOUS BUSINESS NAME STATEMENT 2025-170147

The following person is doing business as: **MK CONCRETE PUMP & MANUFACTURE**, 22106 S VERMONT AVENUE, TORRANCE, CA 90501. Registered Owners: MARINA KIM, 22106 S VERMONT AVENUE, TORRANCE, CA 90501. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 08/2025. Signed: MARINA KIM, OWNER. This statement was filed with the County Recorder Office: 08/18/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).
Gardena Valley News 8/21,28,9/4,11/25-155885

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

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

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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

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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. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 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 blenes sin

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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 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 dirección 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, dirección 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 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,

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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 F O R C A S H , C A S H I E R ' S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 4060-021-027 The street address and other common designation, if any, of the real property described above is purported to be:13228 South Wilkie Avenue, Gardena, CA 90249 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$151,988.38 If the 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

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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 the 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 - wivw.servicelinkASAP.com - for information regarding the sale of this property, using the file number assigned to this case: TS#162987. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If

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you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (714) 730-2727 for information regarding the trustee's sale, or visit this internet website - www.servicelinkASAP.com for information regarding the sale of this property, using the file number assigned to this case TS#162987 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4850572 08/21/2025, 08/28/2025, 09/04/2025 **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

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court as follows: 09/12/25 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner VICKY CHIEN - SBN 290574 LAW OFFICES OF YVONNE HSU 1170 ROOSEVELT IRVINE CA 92620 Telephone (949) 681-8106 8/21, 8/28, 9/4/25 **CNS-3957965# GARDENA VALLEY 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 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 busi-

ness 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

NOTICE OF COMMENT PERIOD AND PUBLIC HEARING
FOR THE DRAFT FY 2024-2025
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORTS
(CAPER)
CITY OF GARDENA

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to the U.S. Department of Housing and Urban Development (HUD) regulations, the City of Gardena has prepared a draft Consolidated Annual Performance Evaluation Report (CAPER) for the 2024-2025 Fiscal Year. The draft CAPER will be available for public review and comment from September 8, 2025 through September 23, 2025.

The CAPER provides an assessment of the City's performance in using Community Development Block Grant (CDBG) funds in meeting the City's housing and community development goals that were included in the 2024-2025 Annual Action Plan.

During the public comment period, the draft document is available for public inspection on the City's website at www.cityofgardena.org. Gardena City Clerk's Office, Gardena City Manager's Office, Gardena Human Services Division, Mayme Dear Memorial Library, and Nakaoka Community Center. Copies may also be provided upon request by contacting Greg Tsujiuchi, Director of Community Development at (310) 217-9526.

PUBLIC NOTICE IS HEREBY FURTHER GIVEN that the City Council of the City of Gardena will conduct a public hearing **on Tuesday, September 23, 2025, at 7:30 p.m.** in the City Hall Council Chambers, 1700 W. 162nd Street, Gardena, California for the purpose of 1) receiving public comment on the draft FY2024-2025 CAPER report, and (2) approving the submission of the reports to the U.S. Department of Housing and Urban Development (HUD).

All interested persons may appear before the City Council at said hearing and will be given an opportunity to comment on the above-referenced item, as well as any emerging housing and community development needs, at the public hearing and any subsequent public hearings conducted related to the item. In addition, written comments may be submitted to the City Council prior to the hearing via U.S. Mail to the attention of City Clerk's Office, City of Gardena, 1700 W 162nd Street, Gardena, CA 90247 or via email to publiccomment@cityofgardena.org. Please reference the hearing title and date of the hearing in any correspondence.

If you wish to challenge the above item in court, the challenge will be limited only to those issues you or someone else raised at the public hearing in written correspondence delivered to the City at or prior to the public hearing as described in this notice. The City cannot be held responsible for U.S. Mail that is not received prior to the hearing.

Americans with Disabilities Act (ADA): The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by email cityclerk@citygardena.org at least 6 hours prior to the scheduled special meeting to ensure assistance is provided. Assistive listening devices are available.

Limited English Proficiency (LEP)

An interpreter for Limited English-speaking persons with Limited English Proficiency (LEP) can be made available at public hearing meetings. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements.

Spanish:

Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Greg Tsujiuchi al (310) 217-9526.

Korean:

이 통지 또는 한국어 문서 번역에 대한 자세한 정보가 필요한 경우 (310) 217-9526 으로 Greg Tsujiuchi 에게 문의하십시오.

Japanese:

この通知または日本語の文書の翻訳に関する詳細情報が必要な場合は、Greg Tsujiuchi (310)217-9526) にお問い合わせください。

/s/ MINA SEMENZA
CITY CLERK
Gardena Valley News 9/4/2025-156328

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 incorrect-

ness 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 credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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 highestbidder 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

CITY OF GARDENA
NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, September 16, 2025, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing at **1700 West 162nd Street, Gardena, CA, in the City Hall Council Chambers,** to consider the following matter:
CONDITIONAL USE PERMIT #4-25 AND ENVIRONMENTAL ASSESSMENT #9-25. A request for a Conditional Use Permit (CUP #4-25); Environmental Assessment (EA #9-25) to operate an indoor pickleball facility within an existing 26,136-square-foot-warehouse located in the Industrial (M-1) zone, in accordance with section 18.46.030.C.9 of the Gardena Municipal Code.

Environmental Consideration: The proposed project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Guidelines section 15301 Class 1, as an existing facilities project and Section 15061(b)(3).

Applicant: Kevin Lee, Dink House LA
Location: 1495 West 139th Street, Gardena CA 90248

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247.

The related materials will be on file and open for public inspection by September 12,2025 before the public hearing date in September 16, 2025 on the City's website at <https://www.city-ofgardena.org/community-development/planning-projects/>. You will have the opportunity to speak during the hearing. Comments may also be submitted via email to publiccomment@city-ofgardena.org or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.

Dayana Nava
Planning Assistant
Gardena Valley News 9/4/2025-156324

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 (949) 776-4697 or visit this Internet Web site <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 property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (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 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 In-

SUMMARY OF ORDINANCE NO. 1885

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

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

The City Council of the City of Gardena adopted Ordinance No.1885.

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

Statements herein are intended as a summary description of the ordinance contents. A certified copy of the full ordinance, will be available by contacting the City Clerk's office at cityclerk@cityofgardena.org, or on the website <https://horizon.agendalink.app/engage/gardenaca/gendas>.

THE ABOVE IS A SUMMARY OF ORDINANCE NO. 1885, which was introduced on August 12, 2025, and adopted by the Gardena City Council on August 26, 2025, by the following roll call vote: AYES: Council Members Tanaka and Francis, Mayor Pro Tem Henderson, Mayor Cerda, and Council Member Love. NOES: None. ABSENT: None.

Dated this 4th day of September 2025

/s/ MINA SEMENZA, CITY CLERK
Gardena Valley News 9/4/2025-156258

formation: (949) 776-4697 or <https://prestigepostandpub.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 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, PALOS 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 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. 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 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 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**