

FBN Legal Notices-GV
**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-174012**

The following person is doing business as: **ALCO DESIGNS**, 407 E REDONDO BEACH BLVD, GARDENA, CA 90248. Registered Owners: VEGE-MIST INC, 407 E REDONDO BEACH BLVD, GARDENA, CA 90248. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 05/1988. Signed: SAMUEL COHEN, CEO. This statement was filed with the County Recorder Office: 08/21/2025. 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 9/11,18,25,10/2/25-155970**

**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-176031**

The following person is doing business as: **KAREN DONUT**, 1407 E GAGE AVE SUITE B, LOS ANGELES, CA 90001. Registered Owners: LARRY OUK, 1407 E GAGE AVE SUITE B, LOS ANGELES, CA 90001. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2004. Signed: LARRY OUK, OWNER. This statement was filed with the County Recorder Office: 08/25/2025. 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 be-

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fore 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 9/11,18,25,10/2/25-155972**

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25TRCP00408**

TO ALL INTERESTED PERSONS: Petitioner: JOSHUA ANDREW MARTINEZ filed a petition with this court for a decree changing names as follows: JOSHUA ANDREW MARTINEZ to JOSHUA ANDREW KANE. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 10/10/2025 8:30 AM in Dept M Room 350 Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503** To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Val-

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ley News DATE: 08/22/2025 Gary Y Tanaka Judge of the Superior Court **Gardena Valley News 9/11,18,25,10/2/25-156346**

**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-181795**

The following person is doing business as: **110 S O U T H STREETWEAR**, 15209 S WESTERN AVE, GARDENA, CA 90249. Registered Owners: LAURIE HIROKANE, 18 OCEAN AIRE DR, RANCH PALOS VERDES, CA 90275. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2006. Signed: LAURIE HIROKANE, OWNER. This statement was filed with the County Recorder Office: 09/02/2025. 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 9/11,18,25,10/2/25-156508**

**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-158561**

The following person is doing business as: **NO-BUSAS COFFEE**, 15912 S MANHATTAN PL UNIT 3, GARDENA, CA 90247-3660. Registered Owners: NOBUKAZU SASAKI, 15912 S MANHATTAN PL UNIT 3, GARDENA, CA 90247-3660. 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: NOBUKAZU SASAKI, OWNER. This statement was filed with the County Recorder Office:

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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 9/11,18,25,10/2/25-156518**

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25NNCP00695**

TO ALL INTERESTED PERSONS: Petitioner: KEVENEDUARDO CORTEZ RUIZ, a minor by and through his parents, SUIDY R RUIZ, MARLON E CORTEZ filed a petition with this court for a decree changing names as follows: KEVENEDUARDO CORTEZ RUIZ to KEVEN EDUARDO CORTEZ RUIZ. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 11/14/2025 8:30 AM in Dept Superior Court of California County of Los Angeles 150 West Commonwealth Avenue Alhambra, CA 91801** To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's

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website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News DATE: 09/05/2025 Roberto Longoria Judge of the Superior Court **Gardena Valley News 9/11,18,25,10/2/25-156519**

**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-186478**

The following person is doing business as: **JDL RAIN GUTTERS**, 1539 W 35TH ST, LOS ANGELES, CA 90018. Registered Owners: WILFREDO ALFARO, 1539 W 35TH ST, LOS ANGELES, CA 90018. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 09/2025. Signed: WILFREDO ALFARO, OWNER. This statement was filed with the County Recorder Office: 09/08/2025. 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 9/11,18,25,10/2/25-156540**

**FICTITIOUS
BUSINESS NAME
STATEMENT
2025-166429**

The following person is doing business as: **JUNO LEMON**, 3627 GARNET STREET UNIT 32, TORRANCE, CA 90503. Registered Owners: SAEKO HARDA, 3627 GARNET STREET UNIT 32, TORRANCE, CA 90503. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 08/12/2025. Signed: SAEKO HARADA, OWNER. This statement was filed with the County Recorder Office: 08/12/2025. Notice — This 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 9/11,18,25,10/2/25-156541**

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VIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 08/2025. Signed: SAEKO HARADA, OWNER. This statement was filed with the County Recorder Office: 08/12/2025. Notice — This Fictitious Business 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 9/11,18,25,10/2/25-156541**

**EIGHTH JUDICIAL
DISTRICT COURT
CLARK COUNTY,
NEVADA**

DEANGELO WRIGHT, an Individual; Plaintiff, vs. DENZELL YOUNG; DOES I through X, inclusive; and ROE BUSINESS ENTITIES XI through XX, inclusive, Defendants.

Case No: A-25-923530-C
Dept No: 16
SUMMONS

NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW.

TO THE DEFENDANT: DENZELL YOUNG

A civil Complaint has been filed by the Plaintiff(s) against you for the relief set forth in the Complaint.

1. If you intend to defend this lawsuit, within 21 days after this Summons is served on you, exclusive of the day of service, you must do the following: (a) File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court, with the appropriate filing fee. (b) Serve a copy of

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your response upon the attorney whose name and address is shown below.

2. Unless you respond, your default will be entered upon application of the Plaintiff(s) and failure to so respond will result in a judgment of default against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint.

3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time.

4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint.

STEVEN D. GRIERSON
CLERK OF COURT
By: /s/ Marrisah Alvarez
Deputy Clerk
Date 7/18/2025
Regional Justice Center

200 Lewis Avenue
Las Vegas, NV 89155
Issued at the direction of:
WEST COAST TRIAL LAWYERS, APLC /s/ Kristopher M. Milicevic, Esq. KRISTOPHER M. MILICEVIC, ESQ. Nevada Bar No. 12447 6010 S. Durango Drive, Suite 200 Las Vegas, NV 89113 Attorney for Plaintiff

**EIGHTH JUDICIAL
DISTRICT COURT
CLARK COUNTY,
NEVADA**

DEANGELO WRIGHT, an Individual; Plaintiff,

vs. DENZELL YOUNG; DOES I through X, inclusive; and ROE BUSINESS ENTITIES XI through XX, inclusive, Defendants.

Case No.: A-25-923530-C
Dept. No.: 16
COMPLAINT

Plaintiff DEANGELO WRIGHT (hereinafter "Plaintiff") by and through by and through his attorneys of record, KRISTOPHER M. MILICEVIC, ESQ. of WEST COAST TRIAL

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LAWYERS, APLC, alleges and complains as follows:

**JURISDICTION AND
VENUE, AND
PARTIES**

1. This Court has jurisdiction over this matter under NRS 14.065 and NRS 4.370(1), as the facts alleged occurred in Clark County, Nevada and involve an amount in controversy in excess of \$15,000.00. Venue is proper pursuant to NRS 13.040.

2. At the time of filing this Complaint, Plaintiff was and is a resident of California.

3. Plaintiff is informed and believes and thereon alleges that at all times relevant herein, Defendant DENZELL YOUNG (hereinafter "Defendant YOUNG"), was and is a resident of the State of California.

4. Plaintiff does not know the true names of Defendants Does I through X and sues said Defendants by fictitious names. Upon information and belief, each of the Defendants designated herein as Doe is legally responsible in some manner for the events alleged in this Complaint and actually, proximately, and/or legally caused injury and damages to Plaintiff.

Plaintiff will seek leave of the Court to amend this Complaint to substitute the true and correct names for these fictitious names upon learning that information.

5. Plaintiff does not know the true names of Defendants Roe Business Entities XI through XX and sue said Defendants by fictitious names. Upon information and belief, each of the Defendants designated herein as Roe Business Entities XI through XX, are predecessors-in interest, successors-in-interest, and/or agencies otherwise in a joint venture with, and/or serving as an alter ego of, any and/or all Defendants named herein; and/or are entities responsible for the supervision of the individually named Defendants at the time of the events and circumstances alleged herein; and/or are entities employed by and/or otherwise directing the individual Defendants in the

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scope and course of their responsibilities at the time of the events and circumstances alleged herein; and/or are entities otherwise contributing in any way to the acts complained of and the damages alleged to have been suffered by the Plaintiff herein. Upon information and belief, each of the Defendants designated as a Roe Business Entity is in some manner, negligently, vicariously, and/or statutorily responsible for the events alleged in this Complaint and actually, proximately, and/or legally caused damages to Plaintiff. Plaintiff will seek leave of the Court to amend this complaint to substitute the true and correct names for these fictitious names upon learning that information.

GENERAL ALLEGATIONS COMMON TO ALL CLAIMS

6. Plaintiff repeats and realleges the allegations as contained in the preceding paragraphs herein and incorporates the same herein by reference. 7. On or around January 1, 2024, Plaintiff was a pedestrian crossing a side street near the intersection of East Harmon Avenue and Paradise Road in Clark County, Nevada. 8. Plaintiff is informed and believes and thereon alleges that at all times relevant herein, Defendant YOUNG was the owner and operator of a 2023 Tesla Y. 9. Plaintiff and Defendant YOUNG were involved in a motor vehicle collision on January 1, 2024 (the "subject collision"). 10. On or around January 1, 2024 Plaintiff was crossing a side street near East Harmon Avenue and Paradise Road when Defendant YOUNG suddenly, and unexpectedly, struck the Plaintiff with the front end Defendant YOUNG's 2023 Tesla Y. 11. As a result of the Subject Collision, Plaintiff was injured. **FIRST CLAIM FOR RELIEF** (Negligence Against Defendant YOUNG) 12. Plaintiff repeats and realleges the allegations contained in the preceding paragraphs as though fully set forth herein. 13. Defendant YOUNG owed a duty of care to Plaintiff, and everyone on the roadway to follow safety rules that require drivers to pay attention to their surroundings and/or otherwise use due care in the operation of their motor vehicles. 14. Defendant YOUNG's aforementioned acts or omissions are a breach of Defendant YOUNG's duty to exercise due care and Defendant YOUNG's breach was negligent, careless, reckless, wanton, and willful. 15. As a direct and proximate result of the actions, omissions,

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negligence, carelessness, recklessness, wanton and willfulness of Defendant YOUNG, Plaintiff required, and continues to require, the services of physicians, medical professionals and treatment and has incurred costs for the same in an amount in excess of Fifteen Thousand Dollars (\$15,000.00). 16. As a direct and proximate result of Defendant YOUNG's conduct, as set forth above, Plaintiff was injured and caused to suffer great pain of body and mind as alleged herein, all to his damage in an amount in excess of Fifteen Thousand Dollars (\$15,000.00). 17. As a direct and proximate result of Defendant YOUNG's conduct, as set forth above, Plaintiff has been required to, and has limited occupational and recreational activities, which have caused and shall continue to cause Plaintiff loss of earning capacity, lost wages, physical impairment, mental anguish, and loss of enjoyment of life, in a presently unascertainable amount. 18. The conduct of Defendant YOUNG was willful, intentional, oppressive, malicious and done in wanton reckless disregard of Plaintiff's rights and thereby warrants the imposition of punitive damages in excess of \$15,000.00. 19. As a direct and proximate result of the Defendant YOUNG's conduct, as set forth above, Plaintiff has been required to retain an attorney to pursue this action against Defendant YOUNG and is entitled to recover reasonable attorney's fees and costs of litigation. **SECOND CLAIM FOR RELIEF** (Negligence Per Se Against Defendant Young) 20. Plaintiff repeats and realleges the allegations contained in the preceding paragraphs as though fully set forth herein. 21. Defendant YOUNG owed Plaintiff a duty to exercise due care in the operation of a vehicle on a public roadway, and said actions, as described above, were a breach of Defendant's duty to use due care. 22. Defendant YOUNG owed Plaintiff a duty to abide by the laws of the State of Nevada with respect to the operation of a motor vehicle upon a public roadway. 23. Defendant YOUNG breached his duty to Plaintiff by violating NRS 484B.280 et seq., which constitutes negligence as a matter of law. 24. Statutes such as NRS 484B.280 et seq. were enacted to protect the public, including the Plaintiff, while on roadways within the State of Nevada. 25. At the time of the Subject Collision, Plaintiff was a member

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of the class of people NRS 484B.280 et seq. was intended to protect. 26. As a direct and proximate result of the actions, omissions, negligence, carelessness, recklessness, wanton and willfulness of Defendant YOUNG, Plaintiff required, and continues to require, the services of physicians, medical professionals and treatment and has incurred costs for the same in an amount in excess of Fifteen Thousand Dollars (\$15,000.00). 27. As a direct and proximate result of Defendant YOUNG's conduct, as set forth above, Plaintiff was injured and caused to suffer great pain of body and mind as alleged herein, all to his damage in an amount in excess of Fifteen Thousand Dollars (\$15,000.00). 28. As a direct and proximate result of Defendant YOUNG's conduct, as set forth above, Plaintiff has been required to, and has limited occupational and recreational activities, which have caused and shall continue to cause Plaintiff loss of earning capacity, lost wages, physical impairment, mental anguish, and loss of enjoyment of life, in a presently unascertainable amount. 29. The conduct of Defendant YOUNG was willful, intentional, oppressive, malicious and done in wanton reckless disregard of Plaintiff's rights and thereby warrants the imposition of punitive damages in excess of \$15,000.00. 30. As a direct and proximate result of Defendant YOUNG's conduct, as set forth above, Plaintiff has been required to retain an attorney to pursue this action against Defendant YOUNG and is entitled to recover reasonable attorney's fees and costs of litigation. **PRAYER FOR RELIEF** Wherefore, Plaintiff prays for relief and judgment against Defendants as follows: 1. For general damages in excess of \$15,000.00, to be set forth and proven at the time of trial; 2. For special damages in excess of \$15,000.00, to be set forth and proven at the time of trial; 3. For punitive damages in an amount in excess of \$15,000.00; 4. For costs of suit and attorney fees; 5. For interest at the statutory rate; 6. For a jury trial on all issues so triable; 7. For such other relief as to the Court seems just and proper. Dated this 18th day of July, 2025. **WEST COAST TRIAL LAWYERS, APLC** /s/ Kristopher M. Milicevic _____ **KRISTOPHER M. MILICEVIC, ESQ.** Nevada Bar No. 12447 6010 S. Durango Drive, Suite 200

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Las Vegas, NV 89113 Attorneys for Plaintiff **Gardena Valley News 9/25, 10/2, 9, 16/25-156661** **FICTITIOUS BUSINESS NAME STATEMENT 2025-158524** The following person is doing business as: **SB SOUTH BAY AUTO, 8305 ALLPORT AVE, SANTA FE SPRINGS, CA 90670-0000.** Registered Owners: S/B AUTO, LLC, 8305 ALLPORT AVE, SANTA FE SPRINGS, CA 90670-0000. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 07/2025. Signed: NICOLE WASHINGTON, 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 9/18, 25, 10/2, 9/25-156702** **ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25VECP00508** TO ALL INTERESTED PERSONS: Petitioner: MARIA ANGELA GOMEZ DE MARTINEZ filed a petition with this court for a decree changing names as follows: MARIA ANGELA GOMEZ DE MARTINEZ to MARIA ANGELA GOMEZ. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 10/31/2025 8:30 AM in Dept T Room 600 Superior Court of California County of Los Angeles 6230 Sylmar Ave Van Nuys, CA 91401** To appear remotely, check in advance of the hearing for information about how to do so

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on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Gardena Valley News DATE: 09/09/2025 Shirley K Watkins Judge of the Superior Court **Gardena Valley News 9/18, 25, 10/2, 9/25-156713** **FICTITIOUS BUSINESS NAME STATEMENT 2025-174661** The following person is doing business as: a) **HIGHLAND PARK VILLAS** b) **SUNWEST PROPERTIES APARTMENTS, 1859 WEST GARDENA BLVD, GARDENA, CA 90247.** Registered Owners: HIROMI CHRISTINA KUR-OKAWA HUNT, 1859 WEST GARDENA BLVD, GARDENA, CA 90247. 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: HIROMI CHRISTINA KUR-OKAWA HUNT, OWNER. This statement was filed with the County Recorder Office: 08/22/2025. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 9/25, 10/2, 9, 16/25-156703** **Legal Notices-GV** **NOTICE OF PETITION TO ADMINISTER ESTATE OF: DUVALL DOBY WASHINGTON AKA DUVALL D. WASHINGTON AKA DUVALL WASHINGTON CASE NO. 25STPB09766** To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DUVALL DOBY WASHINGTON AKA DUVALL D. WASHINGTON AKA DUVALL WASHINGTON. A PETITION FOR PROBATE has been filed by BREIA WASHINGTON in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that BREIA WASHING-

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TON 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: 10/09/25 at 8:30AM in Dept. 44 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 RODNEY GOULD, ESQ. - SBN 219234 LAW OFFICE OF RODNEY GOULD 15233 VENTURA BLVD., STE. 1020 SHERMAN OAKS CA 91403 Telephone (818) 981-1760 BSC 227375 9/11, 9/18, 9/25/25 **CNS-3964121# GARDENA VALLEY NEWS**

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Gardena Valley News 9/11, 18, 25/2025-156389 **NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT JAMES EDWARDS CASE NO. 25STPB09933** To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERT JAMES EDWARDS. A PETITION FOR PROBATE has been filed by KATHRYN E. KRAUSER in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KATHRYN E. KRAUSER 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: 10/06/25 at 8:30AM in Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR 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

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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 CHRISTOPHER T. BRADFORD - SBN 145677 SCHERER & BRADFORD 1901 AVENUE OF THE STARS, 11TH FLR. LOS ANGELES CA 90067-2433 Telephone (310) 556-2433 9/11, 9/18, 9/25/25 **CNS-3965223# GARDENA VALLEY NEWS** **Gardena Valley News 9/11, 18, 25/2025-156437** **NOTICE OF PETITION TO ADMINISTER ESTATE OF: KAREN O. SANFORD CASE NO. 25STPB09906** To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KAREN O. SANFORD. A PETITION FOR PROBATE has been filed by WINIFRED DUMAS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that WINIFRED DUMAS 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: 10/03/25 at 8:30AM in Dept. 5 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

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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 SYBIL YVONNE BURRELL - SBN 183383 ATTORNEY AT LAW 101 N. CITRUS AVE., STE. 2B COVINA CA 91723 Telephone (213) 572-3700 9/11, 9/18, 9/25/25 **CNS-3965076#**
GARDENA VALLEY NEWS
Gardena Valley News 9/11, 18, 25/2025-156439

CITY OF GARDENA
NOTICE INVITING
BIDS
for
CITY MESSAGE
BOARD
162ND STREET AND
WESTERN AVENUE
PROJECT NO. JN 551

Plans and Specifications are available through ARC Document Solutions. Please be advised that there is an additional charge for delivery. Upon payment of the purchase price, they become the property of the purchaser and may not be returned for refund.

You may access the plans through the following website under Public Planroom:

<https://www.e-arc.com/location/costa-mesa/>
(Scroll down to "Planrooms"/"Order From PlanWell"/"Public Planroom" and select City of Gardena under the "in all company" pull-down menu) or
https://customer.e-arc.com/arcEOC/Secures/PWELL_PrivateIst.aspx?PrjType=Pub&mem=29&c

For help accessing and ordering, please contact a Planwell Administrator at 562.436.9761.

Notice is hereby given that the City of Gardena will receive sealed bids at the of-

file of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until **2:00pm on October 2, 2025**, and shortly thereafter on this same day, they will be publicly opened and read in the City Clerk's Office in-person and via ZOOM.

The information to join the bid opening via ZOOM is the following:

Topic: Bid Opening Time: 2:00 PM on October 2, 2025 (Shortly thereafter the deadline)
Join ZOOM Meeting

<https://us02web.zoom.us/j/86582742825>
Meeting ID: 865 8274 2825
Dial by phone: +1 669 900 9128 US

Should you have any questions or concern in delivering a bid or joining the ZOOM Meeting, please contact City Clerk's office at (310) 217-9565 or via email at cityclerk@city-ofgardena.org.

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. JN 551**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder.

Bids are required for the entire work as described below:

Removal and demolition of existing sign and concrete footings. Furnish and install new CMU and Precast concrete monument sign wall with digital reader board. Placement and installation of new shrubs, wood mulch, and automatic irrigation system.

ENGINEER'S ESTIMATE: \$135,000.00

The time of completion of contract shall be **30 working days** (construction) as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **\$1000 per each consecutive calendar day**.

Each bidder must submit a proposal to the City, c/o City Clerk in accordance with the Plans and Specifications. Said proposal is to be accompanied by a cash deposit, a certified or cashier's check, or a bidder's bond, made payable to the City of Gardena, in an amount not less than 10 percent of the total bid submitted.

The envelope enclosing the proposal shall be sealed and addressed to the City of Gardena c/o City Clerk, and delivered or mailed to the City at 1700 W. 162nd Street, Gardena, California 90247-3778. The envelope shall be plainly marked in the

upper left-hand corner as follows:

ATTENTION: CITY, c/o CITY CLERK (Bidder's Name and Address)

(Number and title of this project)

The successful bidder will be required to furnish a faithful performance bond in the amount of 100 percent of the contract price, and a payment bond in the amount of 100 percent of the contract price, both in a form satisfactory to the City Attorney.

The contractor shall have an active **Class "A or C-45"** license from the Contractor's State License Board at the time of submitting bid.

Pursuant to Public Contract Code Section 22300, the Contractor may, at Contractor's sole cost and expense, substitute securities equivalent to any monies withheld by the City to insured performance under the contract unless applicable federPal regulations or policies do not allow such substitution. Such security shall be deposited with the City, or a state or federally chartered bank as escrow agent, who shall pay such monies to the Contractor upon satisfactory completion of the Contract. The Contractor shall be the beneficial owner of any security substituted for monies withheld and shall receive any accrued interest thereon. Securities eligible for investment shall include those listed in Government Code Section 16430 or bank or savings and loan certificates of deposit. No such substitution shall be accepted until the escrow agreement, letter of credit, form of security and any other document related to said substitution is reviewed and found acceptable by the City Attorney.

The City reserves the right to reject any or all bids and to waive any informality or irregularity in any bid received and to be the sole judge of the merits of the respective bids received. The award, if made, will be made to the lowest responsive responsible bidder.

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor

Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by Contractor or any Subcontractor under it. Contractor and any Subcontractor under it shall comply with the requirements of said sections in the employment of apprentices.

The Contractor is prohibited from performing work on this project with a subcontractor who is ineligible to perform work on the project pursuant to Section 1777.1 or 1777.7 of the Labor Code.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records directly to the Labor Commissioner (aka Division of Labor Standards Enforcement) in a format prescribed by the Labor Commissioner no less than monthly.

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the Labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

These requirements will apply to all public works projects that are subject to the prevailing wage requirements of the Labor Code without regard to funding source.

The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at <http://www.dir.ca.gov/DSLSPWD/index.htm>).

Skilled and Trained Workforce: This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Con-

tract Code.

Award of Contract: The following are conditions to the award of the contract:

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and

II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Jose Espinoza, Public Works Engineering Division at 310.217.9644 or jespinoza@city-ofgardena.org
Gardena Valley News 9/18,25/2025-156539

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT L. DE BAR
Case No. 25STPB07732
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERT L. DE BAR
A PETITION FOR PROBATE has been filed by Pirkko De Bar in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that Pirkko De Bar 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 on Oct. 8, 2025 at 8:30 AM in Dept. No. 67 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.

Petitioner: Pirkko De Bar PIRKKO DE BAR
15504 GRAMERCY PL GARDENA CA 90249 CN118538 DE BAR Sep 18,25, Oct 2, 2025 **Gardena Valley News 9/18,25,10/2/2025-156575**

NOTICE OF TRUSTEE'S SALE No. CA-RCS-25021131 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/20/2006. 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. 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 1-866-539-4173 or visit

this Internet Web site www.servicelinkauction.com, using the file number assigned to this case, CA-RCS-25021131. 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. On October 15, 2025, at 11:00:00 AM, AT THE COURTYARD LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by NANCY SMYLLIE, AN UNMARRIED WOMAN, as Trustors, recorded on 6/27/2006, as Instrument No. 061411069, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 4067-003-013 LOT 81 OF TRACT NO. 17944, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 435 PAGE 21 TO 23 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. From in-

formation which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 16104 ARDATH AVENUE, GARDENA, CA 90249. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$493,352.88. 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 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25021131 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-

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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. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the

California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street ad-

dress 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 the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have

no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 1-866-539-4173 or www.servicelinkauction.com Dated: 9/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4853193

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Gardena Valley News
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NOTICE OF PETITION TO ADMINISTER ESTATE OF ANNE MAXINE RONIS Case No. 25STPB08919
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ANNE MAXINE RONIS.

CITY OF GARDENA NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN as required by Section 6062a of the Government Code, the City Council of the City of Gardena will conduct a public hearing to receive and consider all evidence and reports presented relating to the adoption of Resolution No. 6714 to establish and/or adjust citywide fees and services charges, for which users make a direct payment proportionate to the services rendered. A copy of the fee schedule is on file in the City Clerk's Office. The public hearing will be held on **Tuesday, October 14, 2025, commencing at 7:30 PM.** in the City Council Chambers of City Hall located at 1700 W. 162nd Street, Gardena. The proposed fee schedule are available for public review at the Office of the City Clerk, 1700 W 162nd Street, Gardena, CA 90247, Monday to Thursday 7:30 AM - 5:30 PM, Friday 7:30AM - 4:30PM or electronically on the City's website at <https://cityofgardena.org/pw-permits-fees/>. All interested persons are notified to attend and express their opinions on this topic. Any person wishing to testify may file a written statement by email to the Deputy City Clerk at publiccomment@cityofgardena.org by 5:00 PM of the public hearing date, and/or may appear and be heard at said public hearing. If you challenge the nature of the proposed actions 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 City Council at, or prior to, the public hearing. This notice is dated the 25th day of September 2025.

/s/ MINA SEMENZA
CITY CLERK
Gardena Valley News 9/25,10/2/2025-156768

CITY OF GARDENA NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, October 7, 2025, at 7:00 p.m., or soon thereafter, the Planning and Environmental Quality 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:
ENVIRONMENTAL ASSESSMENT #3-25 AND SITE PLAN REVIEW #2-25
A request to permit a Site Plan Review (SPR #2-25), to allow a modification to an existing motor vehicle dealership to add a 4,260 square-foot building for an auto repair facility, located in the General Commercial (C-3) zone, in accordance with Gardena Municipal Code Section 18.44.010.B.
Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3, New Construction of Small Structures), in that it consists of construction and location of limited numbers of new, small facilities or structures.
APPLICANT: Gardena Honda, Franz Nalenzy
LOCATION: 15541 South Western Avenue (APN: 4063-018-037)

The related materials will be on file and open for public inspection by October 3, 2025 on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to comment during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to the Commission at 1700 W 162nd Street, Gardena, CA 90247. If you challenge the action(s) taken on the request(s) in court, you will be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Gardena Planning and Environmental Quality Commission during or prior to the public hearing. For further information, please contact the Planning Division at (310) 217-9524. Kevin La Planning Assistant
Gardena Valley News 8/25/2025-156909

A PETITION FOR PROBATE has been filed by JOSHUA R. ENGLE, ESQ in the Superior Court of California, County of Los Angeles THE PETITION FOR PROBATE requests that JOSHUA R. ENGLE, ESQ 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 filed an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on **NOVEMBER 20, 2025** at 8:30 AM in Dept. 5 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 CRED-

CITY OF GARDENA NOTICE OF PUBLIC HEARING
PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, October 7, 2025, at 7:00 p.m., or soon thereafter, the Planning and Environmental Quality 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:
ENVIRONMENTAL ASSESSMENT #8-25 AND CONDITIONAL USE PERMIT #3-25


A request for a Conditional Use Permit (CUP #3-25) to allow the operations of an amusement arcade use within an existing supermarket, located in the General Commercial (C-3) zone, in accordance with Gardena Municipal Code Section 18.32.030.H.
Environmental Consideration: The project is being considered for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1, Existing Facilities), which exempts negligible or no expansions of use in existing facilities from the provisions of CEQA.
APPLICANT: Kiddleton Inc., Atsushi Iyoda
LOCATION: 1740 West Artesia Boulevard (APN: 6106-013-047)

The related materials will be on file and open for public inspection by October 3, 2025, on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to comment during the hearing. Comments may also be submitted via email to publiccomment@cityofgardena.org or by mail to the Commission at 1700 W 162nd Street, Gardena, CA 90247. If you challenge the action(s) taken on the request(s) in court, you will be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Gardena Planning and Environmental Quality Commission during or prior to the public hearing. For further information, please contact the Planning Division at (310) 217-9524. Kevin La Planning Assistant
Gardena Valley News 8/25/2025-156910

ITOR 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. Petitioner: 333 CITY BLVD WEST SUITE 1700, ORANGE, CA 92868. (714) 236-9330
Gardena Valley News 9/25,10/2,9/2025-156892

NOTICE TO CREDITORS OF BULK SALE AND INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)
(UCC Sec. 6101 et

seq. and B & P Sec. 24073 et seq.)
Escrow No. 7916-EY
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security or Federal Tax Numbers, and addresses of the Seller/Licensee are: YAKOUB ISSHAK MASOUDI, 2222 REDONDO BEACH BLVD, TORRANCE, CA 90504
The business is known as: G S TOBACCO & LIQUOR
The names, Social Security or Federal Tax Numbers, and addresses of the Buyer/Transferee are: RBS MULTANI, 2222 REDONDO BEACH BLVD, TORRANCE, CA 90504
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: NONE
The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, GOODWILL, TRADE NAME LEASE, LEASEHOLD IMPROVEMENT, COVENANT NOT TO COMPETE AND ABC LICENSE GENERAL LICENSE #21-351301 and are located at: 2222 REDONDO BEACH BLVD, TORRANCE, CA 90504
The kind of license. to be transferred is: ABC LICENSE GENERAL LICENSE #21-351301 now issued for the premises located at: SAME
The anticipated date of the bulk sale is OCTOBER 24, 2025 at the office of: SAPHIRE SCROW, 17100 PIONEER BLVD., SUITE 110, ARTESIA, CA 90701
The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory \$150,000.00, is the sum of \$725,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$172,500.00; DEMAND NOTE \$552,500.00 TOTAL \$725,000.00
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Date: SEPTEMBER 16, 2025
YAKOUB ISSHAK MASOUDI, Seller/Licensee
RBS MULTANI, Buyer/Transferee
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GARDENA VALLEY NEWS 9/25/25
Gardena Valley News 8/25/2025-156908



County of Los Angeles Department of Treasurer and Tax Collector

Notice of Divided Publication

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

Notice of Online Public Auction Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2025B)

Whereas, on Tuesday, May 6, 2025, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online public auction.

TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Friday, October 17, 2025, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online public auction, TTC will offer for sale and sell said properties on Saturday, October 18, 2025, beginning at 3:00 p.m. Pacific Time, through Tuesday, October 21, 2025, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at <https://www.govease.com/los-angeles>.

Free computer access is available at public libraries located throughout Los Angeles County. The County and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in an online auction.

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, December 5, 2025, at 5:00 p.m. Pacific Time.

TTC will re-offer any properties that did not sell or were not redeemed prior to Friday, December 5, 2025, at 5:00 p.m. Pacific Time, for sale at online public auction at <https://www.govease.com/los-angeles> beginning Saturday, December 6, 2025, at 3:00 p.m. Pacific Time, through Tuesday, December 9, 2025, at 12:00 p.m. Pacific Time.

Information regarding this sale is available at ttc.lacounty.gov. Bidders are required to pre-register at <https://www.govease.com/los-angeles> and submit a deposit of \$5,000, or 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of wire transfer, cashier's check, or bank-issued money order at the time of registration. Registration will begin on Friday, September 12, 2025, at 8:00 a.m. Pacific Time and end on Tuesday, October 14, 2025, at 5:00 p.m. Pacific Time.


Pursuant to R&TC Section 3692.3, TTC sells all property ``as is`` and the County and its employees are not liable for any known or unknown conditions of the properties, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, TTC will send notice to all parties of interest, pursuant to State law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at ttc.lacounty.gov or email us at auction@ttc.lacounty.gov.

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at assessor.lacounty.gov.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on September 4, 2025.



ELIZABETH BUENROSTRO GINSBERG
Treasurer and Tax Collector County of Los Angeles State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE No. 2025B)
2575 AIN 4059-005-031 JOHNSON,THEODORE J CO TR JOHNSON FAMILY TRUST LOCATION CITY-GARDENA \$9,228.00
2576 AIN 4059-019-028 SIMMONS,THELMA M TR THELMA M SIMMONS TRUST LOCATION CITY-GARDENA \$38,143.00
2577 AIN 4060-008-029 ROBINSON,SYREETA A LOCATION CITY-GARDENA \$16,409.00
2579 AIN 4071-009-086 NGUYEN,THIEN CHI LOCATION CITY-HAWTHORNE \$13,322.00
2590 AIN 4135-012-015 RAMEY,JON LOCATION CITY-EL SEGUNDO \$53,036.00
2592 AIN 4138-029-005 EL SEGUNDO POWER LLC LOCATION CITY-EL SEGUNDO \$2,467.00
2593 AIN 4138-029-006 EL SEGUNDO POWER LLC LOCATION CITY-EL SEGUNDO \$65,439.00
2595 AIN 4156-001-002 NOURI,RAMIN LOCATION CITY-REDONDO BCH \$98,148.00
2599 AIN 4188-002-039 GODSPEED INTERNATIONAL LLC LOCATION CITY-HERMOSA BCH \$528,813.00
3134 AIN 6109-017-009 WIJAYA,IVAN H LOCATION CITY-LOS ANGELES \$60,548.00
3135 AIN 6113-008-035 ROMERO,LOUIS A SR AND SALOME L LOCATION CITY-GARDENA \$14,836.00
3136 AIN 6113-026-016 SHIU,GLENN LOCATION CITY-GARDENA \$28,080.00
3137 AIN 6113-026-019 SHIU,GLENN LOCATION CITY-GARDENA \$59,488.00
3138 AIN 6114-028-017 OSAKA,WILLIAM T CO TR WILLIAM AND MARY OSAKA TRUST LOCATION CITY-GARDENA \$7,091.00
3139 AIN 6115-031-007 BONILLA,SALVADOR DECD EST OF C/O C/O ANA ESPINOZA,ADM LOCATION CITY-GARDENA \$12,031.00
3142 AIN 6120-012-046 ROGALSKY,EDWARD A ET AL LOCATION CITY-LOS ANGELES \$2,150.00
3145 AIN 6132-015-053 TRAN,TINH M LOCATION COUNTY OF LOS ANGELES \$37,673.00
3146 AIN 6132-021-004 SANTOS,LUCIO G AND REBOLLEDO,YOLANDA LOCATION COUNTY OF LOS ANGELES \$22,598.00
3147 AIN 6132-033-020 RAMIREZ,CARLOS D LOCATION COUNTY OF LOS ANGELES \$68,468.00
3353 AIN 7502-003-068 11 SOURCING AND SUPPLY LLC LOCATION CITY-REDONDO BCH \$140,040.00
3356 AIN 7506-019-065 SOOD,ROMAL AND CHANDINI LOCATION CITY-REDONDO BCH \$127,303.00
3361 AIN 7559-040-050 ESMAILI,IMAN LOCATION CITY-LOS ANGELES \$2,810.00
3362 AIN 7573-002-012 SALVATION ARMY LOCATION CITY-RANCHO P V \$5,554.00
3363 AIN 7573-014-026 PROSPERUS LLC LOCATION CITY-RANCHO P V \$149,355.00
CN120653 556 Sep 25, Oct 2,9, 2025
Gardena Valley News 9/25,10/2,9/2025-156858