

The Sun has entered Scorpio, moving humanity in the northern latitudes deeper into the dark half of the year. We hold the images of Persephone taken to the underworld by Pluto and Demeter (her mother, Ceres) in search of her daughter, held in such grief at her loss that all the trees dropped their leaves. Sorrow has taken hold of the plant kingdom. We know this story to be ancient, the tale told to early humanity by Teachers of the race to explain the growing darkness of autumn and the approach of winter.

In order to keep the spirit of hope alive in the increasing darkness, festivals of light were inaugurated to ease early humanity's fears (our minds were not developed enough to understand seasons) and to instill hope until the Sun turned northward and the new light began.

As we experience more and more darkness each day, we focus our thoughts on colors orange (pumpkins and persimmons) as well as the Festivals of Light - even the scary one (Halloween). This week, all over India, the most important and significant festival is occurring (Hindu, Jain, Sikh, Buddhist in Nepal). It is the festival of Diwali (lighted lamps), a five-day Festival of Lights. In Sanskrit, 'Deepavali' means "rows of lamps" lit to stave off darkness. It is a festive time in India. Houses and shops are decorated with candles and colorful lights, and fireworks explode everywhere. These signify a victory of light over darkness and good over evil.

Diwali also honors Lakshmi, goddess of hope, beauty and wealth. New businesses are begun during Diwali and prayers are recited to the goddess for a prosperous year ahead.

Before Diwali, homes are cleaned and painted bright colors. During the festival, homes, temples and workspaces are illuminated with diyas (oil lamps),

candles and lanterns. Geometrical and flower designs are painted on floors and feasts are prepared. Diwali is like a harvest festival in India. The festival signifies the triumph of knowledge over ignorance, good over evil and the light that dispels darkness.

And so - the Festivals of Light we celebrate in autumn - Diwali, Halloween, Santa Lucia's Day, Hanukkah, Winter Solstice and Christmas. Participating in the festivals of light, illuminating the darkness, we decorate with lights and light our candles - a season of light in order to disperse the profound overpowering darkness (autumn, winter and the Kali Yuga).

**ARIES:** You're especially sensitive at this time as life's responsibilities press upon you. Many things are coming and going now, including you. The keyword to understanding your life is adaptability - a deeply spiritual term. The animal kingdom always "adapts" to humans. We are now to learn adaptability to bring about understanding and a deeper spiritual order of things. We are to stand in the sunlight, which, when circulating through our bodies, cultivates and increases life vitality and adaptability. At dawn and at sunset. This is esoteric.

**TAURUS:** Certain work and health issues arise. Their presence makes you more aware, conscientious, and dutiful, knowing your responsibilities to first, self-care, then to others, and never avoiding them. Serious and proper when it comes to health, you find yourself tending to the animal kingdom, even when the tasks are almost overwhelming. You worry sometimes, change is slow so in between all tasks, it's time to eat chia seeds, drink whole raw milk, swim and be in warm waters. For health's sake.

**GEMINI:** It is difficult to mentally relax in order to enjoy yourself so that ease, comfort and pleasure can be experienced. Everything seems very serious for you, even love and friendships and romance. This is a situation that will pass but not for a while. Love and romance (and creativity) can be serious business. If children are involved, tending to them brings happiness and joy. Play with them more. Discipline - kind, gentle, neutral, Montessori is best for you and the children. Allow no financial risks to be considered.

**CANCER:** How is your house and home these days? You might consider preparing it for the holidays ahead. Bringing flowers and bells and greenery into every corner of each room. Nature eases one's sense of responsibility for family, especially when supporting them through unknown and unexpected situations. Tend also to your security, being conservative with money, providing for future well-being. Are you getting enough sleep, exercise, correct food, nurturing and privacy? What is in your garden?

**LEO:** Increasingly you become practical and disciplined in areas previously not considered practical or even interesting. Be sure that resources held in common with others are balanced and equitable. While change appears in your thinking, don't allow feelings of inadequacy. If depression begins, remain in nature, walking through the plant kingdom, calling upon its green color and light to surround you. Listen to your speech. It slows down, becomes considerably useful and substantial, cautious, legal and truthful. You are the Sun.

**VRIGO:** Although you seem to want change, what's most important now and for several years is security for self and

those close to you. You have worked hard to obtain a sense of security, accomplished and accumulated hours of service, and are practical when it comes to financial, home, relationship and work security. It's important to recognize your achievements even as you think you want something different. The past is very present. What is it telling you?

**LIBRA:** In the next several years your personal identity, how you see yourself, expands, deepens, matures, transforms and changes. At first there may be disorientation, not knowing who you are anymore or even what you want. You'll seek ways to be more confident, feel discouragement at times, signs that something's undergoing a deep shift. You will eventually feel stronger, confident, having an inner strength, allowing nothing superficial or illusory in your life. People may think you're too serious. No, you heard the "calls" and you're simply becoming a Disciple.

**SCORPIO:** Sometimes impressions appear and significant words are heard (even our name called) when pondering our lives. Sometimes occurring in dreams. The words emerging for you may be reflection and contemplation - reflecting upon the meaning of your life at present and what it meant beforehand. Cycles (Mercury/Mars) are ending in your life, new realities and structures will be introduced. It's good to have a consistent Nightly Review (where we review our lives and make things right and create Right Relations each night). This clears the path for the next day. It also purifies and prepares for good things yet to come.

**SAGITTARIUS:** Study, analysis, enquiry, inquiry, scrutiny - these are words about examining one's life, a situation that may be occurring within prior to an Initiation (change). They have

roots in ancient spiritual practices (the Scrutinies). Questions such as what are your morals, ethics, what is your faith in? These are also asked when electing a Pope. It's valuable to ask these of yourself at this time, along with the quality of your associations, circle of friends, networks and groups. You seek a deep and close friendship. You seek the rightness of relationships. What you seek, also "seeks" you.

**CAPRICORN:** It's good to observe yourself so you can constantly improve, a trait all Capricorns seek as they climb the ladder to the top of everything to assume their divine tasks of Right Leadership and Right Mentorship. There is no glass ceiling for Caps. The ladder keeps going beyond clouds in the heavens. It's good to review what you've been building, how hard you've been working and the many duties and responsibilities assumed. Perhaps there can be a time of slowing down because you need rest and tending. Rest and slowing down is a radical approach for you. Consider it carefully.

**AQUARIUS:** There are the questions "What am I doing, what am I going toward, what is my future, what are my needs, how do I have clarity, what are my belief systems, what do I stand for, what is my personal philosophy, where is my adventure and have I any confidence left amidst all these questions?" It would be good to ponder upon and then answer each one carefully, in order to create and define a pathway that you are to travel upon. Allow all that is not essential to fall by the wayside for another traveler to pick up. It will be what they need. Not you.

**PISCES:** The Dweller (Saturn), disciplinarian, the one who structures, teaches us, helps us slow us down and brings us to our knees, is in your house of self-identity and over time you become careful, cautious, seek to enter a phase of stability and endurance. You become older, meaning more responsible, accountable, serious and dependable, trustworthy, reliable, sensible and mature. Considering seriously, the Bodhisattva Vows and the Laws of the Soul.

Risa is founder and director of the Esoteric & Astrological Studies & Research Institute in Santa Cruz. Risa can be reached by email at risagoodwill@gmail.com. Her website is www.nightlightnews.org.

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-175189**

The following person is doing business as: **GREEDY BABY, 13708 CORDARY AVE APT 278, HAWTHORNE, CA 90250.** Registered Owners: VANITY PRODUCTIONS LLC, 2108 N STE N, SACRAMENTO, CA 95816. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 06/2023. Signed: CHEYENNE COOK, CEO. 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 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 10/16,23,30,11/7/2025-157349**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-205514**

The following person is doing business as: **K-INSIGHT CATERING SERVICE, 3852 W 113TH STREET, INGLEWOOD, CA 90303.** Registered Owners: OLUKEMI OMOTOLA AKIN-WANDE, 3852 W 113TH STREET, INGLEWOOD, CA 90303. 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: OLUKEMI OMOTOLA AKIN-WANDE, OWNER. This statement was filed with the County Recorder Office: 09/30/2025. Notice - This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 10/16,23,30,11/7/2025-157493**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-240537**

The following person is doing business as: **EACOBARMOLDREPAIRS, 13711 ALMA AVE, GARDENA, CA 90249.** Registered Owners: JESUS ESCOBAR RIVERA, 13711 ALMA AVE, GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2025. Signed: JESUS ESCOBAR RIVERA, OWNER. This statement was filed with the County Recorder Office: 10/23/2025. Notice - This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 10/30,11/7,14,21/2025-157811**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-237354**

The following person is doing business as: **PRISTINE POOL CLEANING SERVICE, 12120 S VERMONT AVE, LOS ANGELES, CA 90044.** Registered Owners: DAVID ALEMAN, 12120 S VERMONT AVE, LOS ANGELES, CA 90044. 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: DAVID ALEMAN, OWNER. This statement was filed with the County Recorder Office: 10/20/2025. 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 10/30,11/7,14,21/2025-157812**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-204469**

The following person is doing business as: **INTELLIX PSYCHIATRY & WELLNESS CARE, 879 W 190TH STREET, 400, GARDENA, CA 90248.** Registered Owners: INTELLIX HEALTH & NURSING CARE, 24325 CRENshaw BOULEVARD 267, TORRANCE, CA 90505. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 12/2023. Signed: AMAKA ANYAOHA, CEO. This statement was filed with the County Recorder Office: 09/30/2025. Notice - This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 10/30,11/7,14,21/2025-157814**

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-209251**

The following person is doing business as: **STAR FRESH FOOD, 15004 LEMOLI AVE APT 11, GARDENA, CA 90249.** Registered Owners: HARVINDER SINGH, 15004 LEMOLI AVE APT 11, GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2025. Signed: HARVINDER SINGH, OWNER. This statement was filed with the County Recorder Office: 10/06/2025. 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 10/30,11/7,14,21/2025-157813**

**Legal Notices-GV**

**TER 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. 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 files an objection to the petition and shows good cause why the court

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should not grant the authority. A HEARING on the petition will be held in this court as follows: 11/20/25 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 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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**NOTICE OF PETITION TO ADMINIS-**

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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 **RODNEY GOULD, ESQ.** - SBN 219234 LAW OFFICE OF **RODNEY GOULD 15233 VENTURA BLVD., STE. 1020 SHERMAN OAKS CA 91403** Telephone (818) 981-1760

BSC 227521  
10/16, 10/23, 10/30/25  
**CNS-3975898#**  
**GARDENA VALLEY NEWS**  
**Gardena Valley News**  
**10/16,23,30/2025-**  
**157419**

T.S. No. 25-75138  
APN: 6113-032-030  
NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/19/2018. 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 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

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sale. Trustor: LINDA J. GRANADINO, A SINGLE WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 3/21/2018, as Instrument No. 20180270933, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 20230511217 and recorded on 8/02/2023., of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/1/2025 at 9:00 AM Place of Sale Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$358,881.44 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 1107 W 158TH ST, 1A GARDENA, CALIFORNIA 90247 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 6113-032-030 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER:

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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 (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the 25-75138. 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 Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website [www.auction.com/sb](http://www.auction.com/sb) 1079, using the 25-75138 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. Dated: 10/17/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 [www.auction.com](http://www.auction.com) Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a

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bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 45579 Pub Dates 1/0/30, 1/1/06, 1/1/13/2025  
**Gardena Valley News**  
**10/30,11/6,13/2025-**  
**157598**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: KENNETH KENJI UYEDA**  
**CASE NO. 25STPB11242**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KENNETH KENJI UYEDA. A PETITION FOR PROBATE has been filed by GLADYS TACHIBANA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that GLADYS TACHIBANA 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: 11/13/25 at 8:30AM in Dept. 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.

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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 **RENEE L. CAMPBELL, ESQ.** - SBN 104020 LAW OFFICES OF **RENEE L. CAMPBELL 1000 WILSHIRE BLVD., STE. 1900 LOS ANGELES CA 90017** Telephone (213) 534-0345 BSC 227531  
10/23, 10/30, 11/6/25  
**CNS-3979543#**  
**GARDENA VALLEY NEWS**  
**Gardena Valley News**  
**10/23,30,11/6/2025-**  
**157668**

**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 11/4/25 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](http://www.storage-treasures.com)  
**Gardena Valley News**  
**10/23,30/25-157643**

T.S. No.: 25-14955  
Loan No.: \*\*\*\*\*2634  
APN: 6111-028-020  
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/6/2007. 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 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, ex-

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pressed 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. Trustor: Robert A. Brown a single man and Stacia Brown a widow, all as joint tenants Duly Appointed Trustee: Prestige Default Services, LLC Recorded 9/18/2007 as Instrument No. 20072140820 The subject Deed of Trust was modified by Loan Modification recorded on 07/03/2018 as Instrument No. 20180666905 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 11/24/2025 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: \$351,302.27 Street Address or other common designation of real property: 1123 ELECTRIC STREET Gardena, California 90248 A.P.N.: 6111-028-020 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 con-

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tacting 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. All checks payable to Prestige Default Services, LLC. 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 Website <https://prestige-postandpub.com>, using the file number assigned to this case 25-14955. 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 Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website <https://prestige-postandpub.com>, using the file number assigned to this case 25-14955 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

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professionally for advice regarding this potential right to purchase. Date: 10/22/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Nida Taylor, Foreclosure Coordinator PPP #25-007618  
**Gardena Valley News**  
**10/30,11/6,13/2025-**  
**157757**

**NOTICE TO CREDITORS OF BULK SALE**  
(UCC Sec. 6105)  
Escrow No. 25-39340-JP

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: K2 BRANDS LLC, 1125 W. CARSON STREET, TORRANCE, CA 90502 Doing Business as: WIENERSCHNITZEL #38 All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE The name(s) and address of the Buyer(s) is/are: GALARDI GROUP FRANCHISE & LEASING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 1775 FLIGHT WAY, SUITE 125, TUSTIN, CA 92782 The assets to be sold are described in general as: FURNITURES, FIXTURES, EQUIPMENTS, TOOLS, GOODWILL, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, ALL TRANSFERABLE PERMITS, LICENSES AND INVENTORY OF STOCK IN TRADE and are located at: 1125 W. CARSON STREET, TORRANCE, CA 90502 The bulk sale is intended to be consummated at the office of: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the anticipated sale date is NOVEMBER 18, 2025 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. [If the sale is subject to Sec. 6106.2, the following information must be provided.] The name and address of the person with whom claims may be filed is: TEAM ESCROW INC, 30 CORPORATE PARK, SUITE 210, IRVINE, CA 92606 and the last date for filing claims shall be NOVEMBER 17, 2025, which is the business day before the sale date specified above. Dated: 10/14/25 BUYER: GALARDI GROUP FRANCHISE & LEASING, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY O R D - 4 3 2 6 4 2 7 GARDENA VALLEY NEWS 10/30/25  
**Gardena Valley News**  
**10/30/2025-157803**