


AVE, GARDENA,
90249. Register
Owners: JESU
ESCOBAR RIVER

AVE, GARDENA, CA 90249. Registered Owners: JESUS ESCOBAR RIVERA 13711 ALMA AVE GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registration started to transact business under the fictitious business name listed above is 10/2025. Signed: JESUS ESCOBAR RIVERA, OWNER

PISCES: Maintain clear a communication with partners, intimates and those close to you. All relationships may enter into a phase of mis-understanding, perhaps disappointments, criticisms, over-reactions, mixed messages. There is a need to call upon understanding to occur. Pisces also at this time must begin to assess the value of their own thoughts, decisions and needs and discriminate between the self and their beloved's. A difficult task, but necessary. A new home might be necessary. Visualize, draw, paint, collage it. With each act say Ohms over & over.

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COMMUNITY UPDATES
New content with all local events during the year. Page 3


SPORTS
Find local sports news, action, NFL, professional sports. Page 3

POLICE BROTHER
Learn about local crime as GVN readers do too. Page 4

PHOTO ESSAY
50th Anniversary: Open photo of vintage Gardena and Gardena residents in old. Page 6-7

PETS TO ADOPT
Browse the cat and dog finds the family would love to meet from humane groups this week. Page 12

MAYOR TASHA CERDA
ENCOURAGES ALL TO JOIN THE FREE OPENING LINE FROM GARDENA TO MANHATTAN BEACH BEFORE IT ENDS ON AUGUST 23ST VISIT HIGHESTTRANS.COM FOR INFO



LAST CALL: TROLLEY TO MANHATTAN BEACH




Photo by Glenn Brown

Gardenia's historic trolley is coming to its last week of service, taking visitors on a free ride to Manhattan Beach. Started in 1911, the service was taken on Aug. 15. They plan to take it to the end of the line at Manhattan Beach. The trolley is 100 years old and is the last of its kind in the world. It will be taken to the end of the line at Manhattan Beach. The trolley is 100 years old and is the last of its kind in the world. It will be taken to the end of the line at Manhattan Beach.

Contracts agreed on at meeting

By Barry Calhoun

At the City Council meeting on the evening of Tuesday, Aug. 20, the City Council agreed to a contract for the transfer of the property owned by the City of Gardena to the City of Manhattan Beach. The contract was agreed to by a 5-2 vote. The contract was agreed to by a 5-2 vote. The contract was agreed to by a 5-2 vote.


Boulevard Nights to show Saturday at Gard. Cinema

By Barry Calhoun

The Gardena Cinema will host a special movie presentation of the 1975 Broadway musical Boulevard Nights on Saturday, Aug. 24. The movie is a musical about the lives of the people who lived in the area of the cinema. The movie is a musical about the lives of the people who lived in the area of the cinema.

Jazz Festival Sunday

The city of Gardena will present its 21st annual Jazz Festival on Sunday, Aug. 25 at Encanto Park, 11000 Van Ness Ave., Gardena. The festival will feature live jazz music from local and national artists. The festival will feature live jazz music from local and national artists.





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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 10/30,11/6,13,20/2025-157811**

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 10/30,11/6,13,20/2025-157812**

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

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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 10/30,11/6,13,20/2025-157813**

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 10/30,11/6,13,20/2025-157814**

FICTITIOUS BUSINESS NAME STATEMENT 2025-242657

The following person is doing business as: a) **U.S. TRADE & EXPORT, INC.** b) **RELIABLE AUTO CENTER**, 14201 S HALDDALE AVE, GARDENA, CA 90249. Registered Owners: U.S. TRADE & EXPORT, INC., 14201 S HALDDALE AVE, GARDENA, CA 90249. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 10/1998. Signed: KHALED JABI, PRESIDENT. This statement was filed with the County Recorder Office: 10/27/2025. 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,

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state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 11/6,13,20,27/2025-158106**

FICTITIOUS BUSINESS NAME STATEMENT 2025-200121

The following person is doing business as: a) **DOLPHIN MARINE & DIVE SERVICE** b) **DOLPHIN MARINE AND DIVE SERVICE**, 18572 DEMION #B, HUNTINGTON BEACH, CA 92646. Registered Owners: JULIE SHELTON, 18572 DEMION #B, HUNTINGTON BEACH, CA 92646. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2015. Signed: JULIE SHELTON, OWNER. This statement was filed with the County Recorder Office: 09/25/2025. 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 11/6,13,20,27/2025-158107**

FICTITIOUS BUSINESS NAME STATEMENT 2025-207389

The following person is doing business as: **SB AUTO SALES**, 8244 ALLPORT AVE, SANTA FE SPRINGS, CA 90670. Registered Owners: S/B AUTO LLC, 8244 ALLPORT AVE, SANTA FE SPRINGS, CA 90670. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 10/2025. Signed: NICOLE WASHINGTON, MANAGER. This statement was filed with the County Recorder Office: 10/02/2025. 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 11/6,13,20,27/2025-158108**

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FICTITIOUS BUSINESS NAME STATEMENT 2025-237295

The following person is doing business as: **HAWAIIAN ISLAND CREATIONS**, 1988 W 169TH STREET, GARDENA, CA 90247. Registered Owners: CORAL HEAD, INC., 1988 W 169TH STREET, GARDENA, CA 90247. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: CRAIG I. HARA, PRESIDENT. 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 11/6,13,20,27/2025-158110**

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T.S. No. 25-75138 APN: 6113-032-030 NOTICE OF TRUSTEE'S SALEPURSUANT 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, posses-

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sion, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the 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: 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 90650Estimated amount of unpaid balance and other charges : \$358,881.44Note: 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 90247Described as follows: As more fully described on said Deed of Trust. A.P.N #: 6113-032-030The 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.

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You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website 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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If 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 tracker.auction.com/sb1079, 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.

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ately for advice regarding this potential right to purchase. Dated: 10/17/2025 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale OfficerThis office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a 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 10/30, 11/06, 11/13/2025 **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 de-

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cedent, 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 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**

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 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-

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://prestigepostandpub.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://prestigepostandpub.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 professional immediately

ately 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 OF PETITION TO ADMINISTER ESTATE OF: KIYOKO YOSHIDA CASE NO. 25STPB11609

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KIYOKO YOSHIDA.

A PETITION FOR PROBATE has been filed by KAREN YOSHIDA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KAREN YOSHIDA 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: 12/01/25 at 8:30AM in Dept. 99 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 JULIA SIMA LEVINE - SBN 256409

LAW OFFICES OF JOEL A. LEVINE 6310 SAN VICENTE BLVD., STE. 250 LOS ANGELES CA 90048

Telephone (310) 556-2082

11/6, 11/13, 11/20/25

CNS-3982066# GARDENA VALLEY NEWS

Gardena Valley News 11/6,13,20/2025-157881

NOTICE OF SHERIFF'S SALE THE PEOPLE OF THE STATE VS 15319 AVALON PROPERTIES

CASE NO: BC719050

Under a writ of Execution issued on 02/04/2025. Out of the L.A. SUPERIOR COURT, STANLEY MOSK, of the CENTRAL DISTRICT, County of Los Angeles, State of California, on a judgment entered on 09/19/2019, JUDGMENT RENEWED ON 10/05/2020 AND 08/16/2021.

In favor of THE PEOPLE OF THE STATE OF CALIFORNIA AND THE COUNTY OF LOS ANGELES and against NEW DIVISIONS CAPITAL, INC., A DELAWARE CORPORATION; AMANDA SHIPKEY, AN INDIVIDUAL; 15319 AVALON PROPERTIES LLC, A LIMITED LIABILITY COMPANY showing a net balance of \$2,032,673.21 actually due on said judgment. (Amount subject to revision)

I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows:

LOT 21 OF TRACT NO. 9728, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 137, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTH 25 FEET THEREOF, MEASURED ALONG THE EASTERLY LINE OF SAID LOT.

APN: 6139-009-015

Commonly known as: 1 5 3 1 9 S O U T H

AVALON BLVD., GARDENA, CA 90248

Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 12/03/2025, 10:00 AM at the following location.

STANLEY MOSK COURTHOUSE 111 N. HILL STREET, ROOM 125B LOS ANGELES, CA 90012

() This sale is subject to a minimum bid in the amount of \$0.00. (Subject to revision)

Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney RIMON, P.C. 2029 CENTURY PARK EAST, STE 400N LOS ANGELES, CA 90067

Dated: 10/09/25

Branch: Los Angeles

ROBERT G. LUNA, Sheriff

By: LISA MOJARRO, Deputy

Operator Id: E612694

Para obtener esta informacion-traduccion en Espanol llame a este numero: (213) 972-3950

NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)

CN121784 BC719050 Nov 6,13,20, 2025

Gardena Valley News 11/6,13,20/2025-157886

NOTICE OF PETITION TO ADMINISTER ESTATE OF: AKIRA JACK INOUE AKA AKIRA INOUE CASE NO. 25STPB12154

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of AKIRA JACK INOUE AKA AKIRA INOUE.

A PETITION FOR PROBATE has been filed by KIKUYE ANN INOUE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that KIKUYE ANN INOUE 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: 12/01/25 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 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 MICHAEL PATINELLI - SBN 158825

PATINELLI & CHANG, LLP 2355 CRENSHAW BLVD., SUITE 185 TORRANCE CA 90501

Telephone (310) 312-8117

11/6, 11/13, 11/20/25

CNS-3981962# GARDENA VALLEY NEWS

Gardena Valley News 11/6,13,20/2025-157890

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the California Self-Service Storage Facility Act (California BUSINESS & PROFESSIONS CODE Section 21700 et.seq.), the undersigned will sell at public auction on **November 22, 2025**, at 9 am at 1536 W. 139th Street, Gardena, CA, personal property, in-

cluding furniture, clothing, tools and/or other goods stored by the following persons:

Manuel Soto C-102
Lasonya Black D-3
Kenny Daniels D-25
Evelyn Noel D-81
Sylvester DuFree G-27

Landlord reserves the right to bid at the sale. Purchases must be made with **CASH ONLY** and paid for at the time of purchase. All purchased goods are sold **"as is"** and must be removed at the time of sale. This sale is subject to cancellation in the event of settlement between landlord and obligated party. Dated this 30th day of October 2025.

Landlord: Gardena self Storage Co Inc., 1536 West 139th Street, Gardena, CA 90249. Telephone: 310-538-9496.

Gardena Valley News 11/6,13/2025-157963

NOTICE OF SALE NOTICE IS HEREBY GIVEN

that the undersigned intends to sell personal property and business goods and boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code.

The undersigned will sell at public sale by competitive bidding on **NOVEMBER 21, 2025, AT 10:00 AM** on the premises where said property has been stored known as:

SAF KEEP SELF STORAGE 2045 W ROSECRANS AVE GARDENA, CA 90249 310-225-2577

County of Los Angeles, State of California, the following:

NAME AND ITEMS

ANGELA HOOKS: SHELVES, BOXES, AND BAGS

EVA SILAS: DOLLY, STUFFED BEAR AND MISC

ANDREA CARLIE: TOTES AND BAGS

EBONY SMITH: HOUSEHOLD, TOTE, AND BOXES

NORMA ALVARADO: BOXES AND BAGS

ADAN BARRERAS: TOTES, TOOLS, AND FURNITURE

ELLEN ZEMAULT: CHAIRS, BOXES, FURNITURE

FREDDIE KING: TABLE AND BAGS

LYNDA LANE: BOXES, FRIDGE, AND TOY CAR

FRANCINE BROWN: FRIDGE AND BAGS

SAYD PEREZ: BOX AND COUCHES

MIGUEL BARRIERE: BICYCLE AND FURNITURE

LAKISHA WOMACK: TABLE, AND BAGS

MONIQUE ALLEN: HOUSEHOLD MISC, AND BOXES

ANDREA EDWARDS: SUITCASE, BOXES, AND STROLLER

LAQUAINTÉ JUDGE: FRIDGE, BAGS, TOTES, AND BOXES

Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is and must be removed at the time of sale. The sale is subject to cancellation in the event of settlement between Owner and obligated party.

AUCTIONEER: O'Brien's Auction and Vehicle Lien Service (559) 970-8105

Gardena Valley News 11/6,13/2025-158068

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, INC., 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 25, 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 21, 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

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GARDENA VALLEY NEWS 11/6/25

Gardena Valley News 11/6/2025-158124