

Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV
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, 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: 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. 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 <a href="https://www.auction.com/sb1079">www.auction.com/sb1079</a> , 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 trust-	ee'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 92606For Non-Automated Sale Information, call: (714) 848-7920For Sale Information: (855) 976-3916 <a href="https://www.auction.com">www.auction.com</a> 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 pay-

Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV	Legal Notices-GV
<p>ment or any attempt to collect such obligation. EPP 45579 Pub Dates 1 0 / 3 0 , 1 1 / 0 6 , 1 1 / 1 3 / 2 0 2 5 <b>Gardena Valley News 10/30,11/6,13/2025-157598</b></p> <p>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, 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 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.</p> <p>Trustor: Robert A. Brown a single man and Stacia Brown a widow, all as joint tenants</p> <p>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</p> <p>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 designa-</p>	<p>tion 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.</p> <p>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</p>	<p>formation 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 for advice regarding this potential right to purchase.</p> <p>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 <b>Gardena Valley News 10/30,11/6,13/2025-157757</b></p> <p>NOTICE OF TRUSTEE'S SALE TS No. CA-25-1020074-AB Order No.: 250412557-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/15/2003. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do busi-</p>	<p>ness in this state, will be held by duly appointed trustee. 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, 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.</p> <p>BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): KIMIKO IGARASHI, AN UNMARRIED WOMAN Recorded: 8/29/2003 as Instrument No. 03 2523220 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/4/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$101,276.90 The purported property address is: 18127 SOUTH DALTON PL, GARDENA, CA 90248 Assessor's Parcel No. : 6106-043-027 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale.</p> <p>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</p>	<p>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 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1020074-AB. 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 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1020074-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code</p>	<p>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 QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block.</p> <p>NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020074-AB and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1020074-AB IDSPub #0261165 11/13/2025 11/20/2025 11/27/2025 <b>Gardena Valley News 11/13,20,27/25-157809</b></p> <p><b>NOTICE OF PETITION TO ADMINISTER ESTATE OF:</b></p>	<p><b>KIYOKO YOSHIDA CASE NO. 25STPB11609</b></p> <p>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</p>	<p>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 <b>CNS-3982066# GARDENA VALLEY NEWS</b> <b>Gardena Valley News 11/6,13,20/2025-157881</b></p> <p><b>NOTICE OF SHERIFF'S SALE THE PEOPLE OF THE STATE VS 15319 AVALON PROPERTIES CASE NO: BC719050</b></p> <p>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: 15319 SOUTH 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</p>	



Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

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 SALE**  
**NOTICE IS HEREBY GIVEN** that the undersigned intends to sell personal property and business goods and boxes of unknown contents 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 OF TRUSTEE'S SALE File No.:25-306922 A.P.N.:6115-009-034 Property Address.: 1334W 137TH ST NO 120, GARDENA, CA 90247. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 18, 2012. 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's

Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): EDWARD L. PITTMAN, AN UNMARRIED MAN Duly Appointed Trustee: Robertson, Anschutz, Schneid & Crane, LLP DEED OF TRUST Recorded on December 27, 2012 at Instrument No 20122010845 of Official Records in the office of the Recorder of LOS ANGELES County, California Sale Date: 12/3/2025 Sale Time: 11:00AM Sale Location: At The Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766. Amount of unpaid balance and other charges: \$206,148.60 (Estimated) Street Address or other common designation of real property: 1334 W 137TH ST UNIT #120, GARDENA, CA 90247. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A PARCEL 1: AN UNDIVIDED 1,081/73,613 INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO. 35943, IN THE CITY OF GARDENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 931 PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY SHOWN AND DEFINED AS COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED AUGUST 1,1980 AS INSTRUMENT NO. 80-735210, OFFICIAL RECORDS OF SAID COUNTY EXCEPT THEREFROM UNITS NUMBERED 101-139 INCLUSIVE 204 THROUGH 207 INCLUSIVE, 217 THROUGH 220 INCLUSIVE AND 224 THROUGH 239 INCLUSIVE. PARCEL 2: ALL THAT PORTION OF LOT 1 OF SAID TRACT NO. 35943 SHOWN AND DEFINED AS UNIT

NO. 120 ON SAID CONDOMINIUM PLAN. PARCEL 3: EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2, ABOVE FOR PARKING PURPOSES, OVER THOSE PORTION(S) OF LOT 1 OF SAID TRACT NO. 35942 SHOWN AND DEFINED AS AREA IS) 120 AND 120 ON SAID CONDOMINIUM PLAN. PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2, ABOVE AS SUCH EASEMENTS ARE SET FORTH IN THE SECTION ENTITLED "CERTAIN EASEMENTS FOR OWNERS" AND "SUPPORT, SETTLEMENT AND ENCROACHMENT" OF THE ARTICLE OF THE "DECLARATION" ENTITLED "EASEMENTS" RECORDED AUGUST 1, 1980 AS INSTRUMENT NO. 80-735209, OFFICIAL RECORDS The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): 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 alien, 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 POTENTIAL OWNER(S): 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-306922. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-306922 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. Robertson, Anschutz, Schneid & Crane, LLP Date: 10/30/2025 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alhambra, CA 90004 Phone: 858-997-1304

SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKASAP.COM](http://WWW.SERVICELINKASAP.COM). FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727). The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4856888 11/13/2025 5 11/20/25 11/27/25 11/30/25 12/03/25 12/10/25 12/17/25 12/24/25 12/31/25 01/07/26 01/14/26 01/21/26 01/28/26 02/04/26 02/11/26 02/18/26 02/25/26 03/04/26 03/11/26 03/18/26 03/25/26 04/01/26 04/08/26 04/15/26 04/22/26 04/29/26 05/06/26 05/13/26 05/20/26 05/27/26 06/03/26 06/10/26 06/17/26 06/24/26 07/01/26 07/08/26 07/15/26 07/22/26 07/29/26 08/05/26 08/12/26 08/19/26 08/26/26 09/02/26 09/09/26 09/16/26 09/23/26 09/30/26 10/07/26 10/14/26 10/21/26 10/28/26 11/04/26 11/11/26 11/18/26 11/25/26 12/02/26 12/09/26 12/16/26 12/23/26 12/30/26 01/06/27 01/13/27 01/20/27 01/27/27 02/03/27 02/10/27 02/17/27 02/24/27 03/03/27 03/10/27 03/17/27 03/24/27 04/01/27 04/08/27 04/15/27 04/22/27 05/01/27 05/08/27 05/15/27 05/22/27 06/01/27 06/08/27 06/15/27 06/22/27 07/01/27 07/08/27 07/15/27 07/22/27 07/29/27 08/05/27 08/12/27 08/19/27 08/26/27 09/02/27 09/09/27 09/16/27 09/23/27 09/30/27 10/07/27 10/14/27 10/21/27 10/28/27 11/04/27 11/11/27 11/18/27 11/25/27 12/02/27 12/09/27 12/16/27 12/23/27 12/30/27 01/06/28 01/13/28 01/20/28 01/27/28 02/03/28 02/10/28 02/17/28 02/24/28 03/03/28 03/10/28 03/17/28 03/24/28 04/01/28 04/08/28 04/15/28 04/22/28 05/01/28 05/08/28 05/15/28 05/22/28 06/01/28 06/08/28 06/15/28 06/22/28 07/01/28 07/08/28 07/15/28 07/22/28 07/29/28 08/05/28 08/12/28 08/19/28 08/26/28 09/02/28 09/09/28 09/16/28 09/23/28 09/30/28 10/07/28 10/14/28 10/21/28 10/28/28 11/04/28 11/11/28 11/18/28 11/25/28 12/02/28 12/09/28 12/16/28 12/23/28 12/30/28 01/06/29 01/13/29 01/20/29 01/27/29 02/03/29 02/10/29 02/17/29 02/24/29 03/03/29 03/10/29 03/17/29 03/24/29 04/01/29 04/08/29 04/15/29 04/22/29 05/01/29 05/08/29 05/15/29 05/22/29 06/01/29 06/08/29 06/15/29 06/22/29 07/01/29 07/08/29 07/15/29 07/22/29 07/29/29 08/05/29 08/12/29 08/19/29 08/26/29 09/02/29 09/09/29 09/16/29 09/23/29 09/30/29 10/07/29 10/14/29 10/21/29 10/28/29 11/04/29 11/11/29 11/18/29 11/25/29 12/02/29 12/09/29 12/16/29 12/23/29 12/30/29 01/06/30 01/13/30 01/20/30 01/27/30 02/03/30 02/10/30 02/17/30 02/24/30 03/03/30 03/10/30 03/17/30 03/24/30 04/01/30 04/08/30 04/15/30 04/22/30 05/01/30 05/08/30 05/15/30 05/22/30 06/01/30 06/08/30 06/15/30 06/22/30 07/01/30 07/08/30 07/15/30 07/22/30 07/29/30 08/05/30 08/12/30 08/19/30 08/26/30 09/02/30 09/09/30 09/16/30 09/23/30 09/30/30 10/07/30 10/14/30 10/21/30 10/28/30 11/04/30 11/11/30 11/18/30 11/25/30 12/02/30 12/09/30 12/16/30 12/23/30 12/30/30 01/06/31 01/13/31 01/20/31 01/27/31 02/03/31 02/10/31 02/17/31 02/24/31 03/03/31 03/10/31 03/17/31 03/24/31 04/01/31 04/08/31 04/15/31 04/22/31 05/01/31 05/08/31 05/15/31 05/22/31 06/01/31 06/08/31 06/15/31 06/22/31 07/01/31 07/08/31 07/15/31 07/22/31 07/29/31 08/05/31 08/12/31 08/19/31 08/26/31 09/02/31 09/09/31 09/16/31 09/23/31 09/30/31 10/07/31 10/14/31 10/21/31 10/28/31 11/04/31 11/11/31 11/18/31 11/25/31 12/02/31 12/09/31 12/16/31 12/23/31 12/30/31 01/06/32 01/13/32 01/20/32 01/27/32 02/03/32 02/10/32 02/17/32 02/24/32 03/03/32 03/10/32 03/17/32 03/24/32 04/01/32 04/08/32 04/15/32 04/22/32 05/01/32 05/08/32 05/15/32 05/22/32 06/01/32 06/08/32 06/15/32 06/22/32 07/01/32 07/08/32 07/15/32 07/22/32 07/29/32 08/05/32 08/12/32 08/19/32 08/26/32 09/02/32 09/09/32 09/16/32 09/23/32 09/30/32 10/07/32 10/14/32 10/21/32 10/28/32 11/04/32 11/11/32 11/18/32 11/25/32 12/02/32 12/09/32 12/16/32 12/23/32 12/30/32 01/06/33 01/13/33 01/20/33 01/27/33 02/03/33 02/10/33 02/17/33 02/24/33 03/03/33 03/10/33 03/17/33 03/24/33 04/01/33 04/08/33 04/15/33 04/22/33 05/01/33 05/08/33 05/15/33 05/22/33 06/01/33 06/08/33 06/15/33 06/22/33 07/01/33 07/08/33 07/15/33 07/22/33 07/29/33 08/05/33 08/12/33 08/19/33 08/26/33 09/02/33 09/09/33 09/16/33 09/23/33 09/30/33 10/07/33 10/14/33 10/21/33 10/28/33 11/04/33 11/11/33 11/18/33 11/25/33 12/02/33 12/09/33 12/16/33 12/23/33 12/30/33 01/06/34 01/13/34 01/20/34 01/27/34 02/03/34 02/10/34 02/17/34 02/24/34 03/03/34 03/10/34 03/17/34 03/24/34 04/01/34 04/08/34 04/15/34 04/22/34 05/01/34 05/08/34 05/15/34 05/22/34 06/01/34 06/08/34 06/15/34 06/22/34 07/01/34 07/08/34 07/15/34 07/22/34 07/29/34 08/05/34 08/12/34 08/19/34 08/26/34 09/02/34 09/09/34 09/16/34 09/23/34 09/30/34 10/07/34 10/14/34 10/21/34 10/28/34 11/04/34 11/11/34 11/18/34 11/25/34 12/02/34 12/09/34 12/16/34 12/23/34 12/30/34 01/06/35 01/13/35 01/20/35 01/27/35 02/03/35 02/10/35 02/17/35 02/24/35 03/03/35 03/10/35 03/17/35 03/24/35 04/01/35 04/08/35 04/15/35 04/22/35 05/01/35 05/08/35 05/15/35 05/22/35 06/01/35 06/08/35 06/15/35 06/22/35 07/01/35 07/08/35 07/15/35 07/22/35 07/29/35 08/05/35 08/12/35 08/19/35 08/26/35 09/02/35 09/09/35 09/16/35 09/23/35 09/30/35 10/07/35 10/14/35 10/21/35 10/28/35 11/04/35 11/11/35 11/18/35 11/25/35 12/02/35 12/09/35 12/16/35 12/23/35 12/30/35 01/06/36 01/13/36 01/20/36 01/27/36 02/03/36 02/10/36 02/17/36 02/24/36 03/03/36 03/10/36 03/17/36 03/24/36 04/01/36 04/08/36 04/15/36 04/22/36 05/01/36 05/08/36 05/15/36 05/22/36 06/01/36 06/08/36 06/15/36 06/22/36 07/01/36 07/08/36 07/15/36 07/22/36 07/29/36 08/05/36 08/12/36 08/19/36 08/26/36 09/02/36 09/09/36 09/16/36 09/23/36 09/30/36 10/07/36 10/14/36 10/21/36 10/28/36 11/04/36 11/11/36 11/18/36 11/25/36 12/02/36 12/09/36 12/16/36 12/23/36 12/30/36 01/06/37 01/13/37 01/20/37 01/27/37 02/03/37 02/10/37 02/17/37 02/24/37 03/03/37 03/10/37 03/17/37 03/24/37 04/01/37 04/08/37 04/15/37 04/22/37 05/01/37 05/08/37 05/15/37 05/22/37 06/01/37 06/08/37 06/15/37 06/22/37 07/01/37 07/08/37 07/15/37 07/22/37 07/29/37 08/05/37 08/12/37 08/19/37 08/26/37 09/02/37 09/09/37 09/16/37 09/23/37 09/30/37 10/07/37 10/14/37 10/21/37 10/28/37 11/04/37 11/11/37 11/18/37 11/25/37 12/02/37 12/09/37 12/16/37 12/23/37 12/30/37 01/06/38 01/13/38 01/20/38 01/27/38 02/03/38 02/10/38 02/17/38 02/24/38 03/03/38 03/10/38 03/17/38 03/24/38 04/01/38 04/08/38 04/15/38 04/22/38 05/01/38 05/08/38 05/15/38 05/22/38 06/01/38 06/08/38 06/15/38 06/22/38 07/01/38 07/08/38 07/15/38 07/22/38 07/29/38 08/05/38 08/12/38 08/19/38 08/26/38 09/02/38 09/09/38 09/16/38 09/23/38 09/30/38 10/07/38 10/14/38 10/21/38 10/28/38 11/04/38 11/11/38 11/18/38 11/25/38 12/02/38 12/09/38 12/16/38 12/23/38 12/30/38 01/06/39 01/13/39 01/20/39 01/27/39 02/03/39 02/10/39 02/17/39 02/24/39 03/03/39 03/10/39 03/17/39 03/24/39 04/01/39 04/08/39 04/15/39 04/22/39 05/01/39 05/08/39 05/15/39 05/22/39 06/01/39 06/08/39 06/15/39 06/22/39 07/01/39 07/08/39 07/15/39 07/22/39 07/29/39 08/05/39 08/12/39 08/19/39 08/26/39 09/02/39 09/09/39 09/16/39 09/23/39 09/30/39 10/07/39 10/14/39 10/21/39 10/28/39 11/04/39 11/11/39 11/18/39 11/25/39 12/02/39 12/09/39 12/16/39 12/23/39 12/30/39 01/06/40 01/13/40 01/20/40 01/27/40 02/03/40 02/10/40 02/17/40 02/24/40 03/03/40 03/10/40 03/17/40 03/24/40 04/01/40 04/08/40 04/15/40 04/22/40 05/01/40 05/08/40 05/15/40 05/22/40 06/01/40 06/08/40 06/15/40 06/22/40 07/01/40 07/08/40 07/15/40 07/22/40 07/29/40 08/05/40 08/12/40 08/19/40 08/26/40 09/02/40 09/09/40 09/16/40 09/23/40 09/30/40 10/07/40 10/14/40 10/21/40 10/28/40 11/04/40 11/11/40 11/18/40 11/25/40 12/02/40 12/09/40 12/16/40 12/23/40 12/30/40 01/06/41 01/13/41 01/20/41 01/27/41 02/03/41 02/10/41 02/17/41 02/24/41 03/03/41 03/10/41 03/17/41 03/24/41 04/01/41 04/08/41 04/15/41 04/22/41 05/01/41 05/08/41 05/15/41 05/22/41 06/01/41 06/08/41 06/15/41 06/22/41 07/01/41 07/08/41 07/15/41 07/22/41 07/29/41 08/05/41 08/12/41 08/19/41 08/26/41 09/02/41 09/09/41 09/16/41 09/23/41 09/30/41 10/07/41 10/14/41 10/21/41 10/28/41 11/04/41 11/11/41 11/18/41 11/25/41 12/02/41 12/09/41 12/16/41 12/23/41 12/30/41 01/06/42 01/13/42 01/20/42 01/27/42 02/03/42 02/10/42 02/17/42 02/24/42 03/03/42 03/10/42 03/17/42 03/24/42 04/01/42 04/08/42 04/15/42 04/22/42 05/01/42 05/08/42 05/15/42 05/22/42 06/01/42 06/08/42 06/15/42 06/22/42 07/01/42 07/08/42 07/15/42 07/22/42 07/29/42 08/05/42 08/12/42 08/19/42 08/26/42 09/02/42 09/09/42 09/16/42 09/23/42 09/30/42 10/07/42 10/14/42 10/21/42 10/28/42 11/04/42 11/11/42 11/18/42 11/25/42 12/02/42 12/09/42 12/16/42 12/23



Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

FBN Legal Notices-GV

FBN Legal Notices-GV

FBN Legal Notices-GV

FBN Legal Notices-GV

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: 12/05/25 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: MONICA GOEL, ESQ. - SBN 211549

**CALIFORNIA UNIFORM PUBLIC CONSTRUCTION COST ACCOUNTING ACT (CUPCCAA) NOTICE INVITING INTERESTED CONTRACTORS FOR THE 2026 INFORMAL BID LIST for CITY OF GARDENA**

In accordance with the State of California Uniform Public Construction Cost Accounting Commission, the City of Gardena is inviting all interested licensed contractors to submit their company for inclusion on the City's Informal Bidding Contractors List for Calendar year 2026.

If you or your company/contractor would like to be placed on the City's Informal Bidding Contractor List, complete the City's Contractor Application Form and submit by email or mail to:

City of Gardena Public Works  
Engineering Division  
1717 W. 162nd Street  
Gardena, CA 90247  
Attn: Matthew Au ([mau@cityofgardena.org](mailto:mau@cityofgardena.org))

You may access the application through ARC Document Solutions – Public Planroom or City website:  
<https://www.e-arc.com/location/costa-mesa/>  
(Scroll down to “Planrooms”/“Order From Plan-Well”/“Public Planroom”) or  
<https://www.cityofgardena.org/public-contracts/>

For help accessing through the Planroom, please contact a Planwell Administrator at 562.436.9761.

Per California Public Contract Code 22032 & AB 2249, any Public Works Projects costing up to \$200,000 may follow the Informal Bidding Procedures set forth by the State of California Uniform Construction Cost Accounting Commission. All trade categories are subject to informal Bidding Procedures.

Contractors that are interested in being on the 2026 Informal Bidding Contractors List are required to have a current license and are subject to verification through the Contractors State License Board. The District will notify all Contractors by email or Request for Proposals relating to their Trade Category. Additionally, pursuant to SB 854, no contractor or subcontractor may be listed on a bid for a public works project unless registered with the Department of Industrial Relations (DIR) and no contractor or subcontractor may be awarded a contract for public works project with unless registered with the DIR with the exception of Small Project Exemption per California Labor Code section 1725.5. <http://www.dir.ca.gov/public-works/publicworks.html>

Any questions regarding this invitation may be referred to Matthew Au at 310.217.9529.

**Gardena Valley News 11/13,20/2025-158232**

TREDWAY, LUMS-DAINE & DOYLE, LLP 3900 KILROY AIRPORT WAY, SUITE 240 LONG BEACH CA 90806 Telephone (562) 923-0971 BSC 227632 11/13, 11/20, 11/27/25 **CNS-3984974# GARDENA VALLEY NEWS**  
**Gardena Valley News 11/13,20,27/2025-158266**

**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, including 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 DuPree 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 TO CREDITORS OF BULK SALE** (Division 6 of the Commercial Code) Escrow No. 120-34256-CM

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: E3 VEHICLES, INC, 619 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA 90254

(3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE

(4) The names and business address of the Buyer(s) are: GAFNI W&B LLC, 505 N. VALLEY DR, MANHATTAN BEACH, CA 90266

(5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS of that certain business located at: 619 PACIFIC COAST HIGHWAY, HERMOSA BEACH, CA 90254

(6) The business name used by the seller(s) at said location is: E3 VEHICLES

(7) The anticipated date of the bulk sale is: DECEMBER 3, 2025 at the office of: GLEN OAKS ESCROW, 24018 LYONS AVE. SANTA CLARITA, CA 91321, Escrow No. 120-34256-CM, Escrow Officer: CYNTHIA MOLLER

(8) Claims may be filed with Same as “7” above.

(9) The last day for filing claims is: DECEMBER 2, 2025.

(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.

DATED: OCTOBER 31, 2025 BUYER(S): GAFNI W&B LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 4 3 7 4 1 8 7 - P P GARDENA VALLEY NEWS 11/13/25 **Gardena Valley News 11/13/2025-158278**

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

**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: 12/2023. Signed: AMAKA ANYAOHA, CEO. This statement was filed with the County Recorder Office: 09/30/2025. Notice —

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

**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, 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 11/13,20,27,12/4/2025-158305**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-252122**

The following person is doing business as: **H AND M HOMES**, 17024 S WESTERN AVE SPACE #44, GARDENA, CA 90247. Registered Owners: WILLIAM HENRY SHATTUCK, 17024 S WESTERN AVE SPACE #44, 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: 11/2025. Signed: WILLIAM HENRY SHATTUCK, OWNER. This statement was filed with the County Recorder Office: 11/07/2025. 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 11/13,20,27,12/4/2025-158309**

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

**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 2025-207389**

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**

**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 11/13,20,27,12/4/2025-158309**

(see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 11/6,13,20,27/2025-158110**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-207625**

The following person is doing business as: **ALL NURSE ACADEMY**, 4118 130TH ST UNIT A, HAWTHORNE, CA 90250. Registered Owners: LUNARIAN HEALTH SOLUTIONS LLC, 4118 130TH ST UNIT A, HAWTHORNE, CA 90250. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: TED VINZON, MANAGING MEMBER. This statement was filed with the County Recorder Office: 10/03/2025. 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 11/13,20,27,12/4/2025-158305**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-252122**

The following person is doing business as: **H AND M HOMES**, 17024 S WESTERN AVE SPACE #44, GARDENA, CA 90247. Registered Owners: WILLIAM HENRY SHATTUCK, 17024 S WESTERN AVE SPACE #44, 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: 11/2025. Signed: WILLIAM HENRY SHATTUCK, OWNER. This statement was filed with the County Recorder Office: 11/07/2025. 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 11/13,20,27,12/4/2025-158309**