

**Legal Notices-GV**

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

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Financial Code and authorized to do business 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, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trust-

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tor(s): KIMIKO IGARASHI, AN UNMARRIED WOMAN Recorded: 8/29/2003 as Instrument No. 032523220 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

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have been made with the trustee prior to the scheduled 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

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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,

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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 ten-

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ant 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

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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 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

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day following the trustee's sale at the address set forth in the below signature block. **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

**Gardena Valley News 11/13,20,27/25-157809**

**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

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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

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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: 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 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 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 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 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 de-

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 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 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

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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 S H O W N A N D 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 S H O W N A N D 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 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

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aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY 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 Web site. 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 Sig-

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OF LOT 1 OF SAID TRACT NO. 35943 S H O W N A N D 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 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

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aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY 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 Web site. 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 Sig-

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natory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT 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, 11/20/2025, 11/27/2025

**Gardena Valley News 11/13, 20, 27/2025-158070**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: STACEY S. YAMAUCHI AKA STACEY SACHIKO YAMAUCHI CASE NO. 25STPB12447**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of STACEY S. YAMAUCHI AKA STACEY SACHIKO YAMAUCHI. A PETITION FOR PROBATE has been filed by JUDITH R. NAKATSU in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JUDITH R. NAKATSU 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 with limited authority. (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:

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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 JAKE F. TORII - SBN 337317 LAW OFFICE OF JOHN S. TORII 406 AMAPOLA AVE., #125 TORRANCE CA 90501 Telephone (310) 320-5450 11/13, 11/20, 11/27/25

**CNS-3984948# GARDENA VALLEY NEWS Gardena Valley News 11/13, 20, 27/2025-158265**

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010084952 Title Order No.: 2440373CA D FHA/VA/PMI No.: 197-8408546-703 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/04/2018. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/15/2018 as Instrument No. 20180597419 of official records in the of-

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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 JAKE F. TORII - SBN 337317 LAW OFFICE OF JOHN S. TORII 406 AMAPOLA AVE., #125 TORRANCE CA 90501 Telephone (310) 320-5450 11/13, 11/20, 11/27/25

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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 JAKE F. TORII - SBN 337317 LAW OFFICE OF JOHN S. TORII 406 AMAPOLA AVE., #125 TORRANCE CA 90501 Telephone (310) 320-5450 11/13, 11/20, 11/27/25

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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 TREDWAY, LUMSDAINE & 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 PETITION TO ADMINISTER ESTATE OF: SOPHIA CHOW AKA SOPHIA A. CHOW CASE NO. 25STPB12508 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SOPHIA CHOW AKA SOPHIA A. CHOW. A PETITION FOR PROBATE has been filed by KRISTEN DUENAS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KRISTEN DUENAS 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: Dec. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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 TREDWAY, LUMSDAINE & 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**

FICTITIOUS BUSINESS NAME STATEMENT 2025-252514 The following person is doing business as: a) OMARI INTEGRATED SUPPLY b) ZOS ELITE EXPERIENCES, 879 W 190TH ST STE 400, GARDENA, CA 90248. A # ON B20520526236. Registered Owners: LUCKY LEW & CO LLC, 2601 E VICTORIA STREET SPC 13, COMPTON, CA 90220. 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: JASMINE E CANTONLEWIS, MEMBER. This statement was filed with the County Recorder Office: 11/10/2025. Notice — This Fictitious Name Statement expires five

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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: MADHU KALRA ESQ SBN 134312 KALRA LAW FIRM 23720 ARLINGTON AVE STE 5 TORRANCE CA 90501 CN121975 ISNER Nov 20, 27, Dec 4, 2025

**Gardena Valley News 11/20, 27, 12/4, 11/2025-158431**

NOTICE OF PETITION TO ADMINISTER ESTATE OF ALICIA ISNER Case No. 25STPB12661 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ALICIA ISNER A PETITION FOR PROBATE has been filed by Ligia Holladay in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Ligia Holladay be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on Dec. 10, 2025 at 8:30 AM in Dept. No. 9 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: MADHU KALRA ESQ SBN 134312 KALRA LAW FIRM 23720 ARLINGTON AVE STE 5 TORRANCE CA 90501 CN121975 ISNER Nov 20, 27, Dec 4, 2025

**Gardena Valley News 11/20, 27, 12/4/2025-158439**

FICTITIOUS BUSINESS NAME STATEMENT 2025-256054 The following person is doing business as: VAST PROJECTS, 2050 N CATALINA ST, LOS ANGELES, CA 90027. Registered Owners: OH YANOE, LLC, 2050 N CATALINA ST, LOS ANGELES, CA 90027. 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: RYAN SARFATI, MANAGER. This statement was filed with the County Recorder Office: 11/13/2025. 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 11/20, 27, 12/4, 11/2025-158465

**Legal Notices-GV**

12/11/25 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the 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: MADHU KALRA ESQ SBN 134312 KALRA LAW FIRM 23720 ARLINGTON AVE STE 5 TORRANCE CA 90501 CN121975 ISNER Nov 20, 27, Dec 4, 2025

**Gardena Valley News 11/20, 27, 12/4, 11/2025-158465**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. NB-L-12758-25 (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

**Legal Notices-GV**

(2) The name and business addresses of the seller are: H. ZAIN ENTERPRISES, INC., 4631 ROSECRANS AVENUE, LAWDALE, CA 90260  
 (3) The location in California of the chief executive office of the Seller is:  
 (4) The names and business address of the Buyer(s) are: TBH HOLDINGS LLC, 2101 MONARCH WALK GARDENA, CA 90249  
 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIP-

**Legal Notices-GV**

MENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 4631 ROSECRANS AVENUE, LAWDALE, CA 90260  
 (6) The business name used by the seller(s) at said location is: BOB'S AUTO REPAIR  
 (7) The anticipated date of the bulk sale is DECEMBER 10, 2025 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DR., #120 NEWPORT BEACH, CA 92660,

**Legal Notices-GV**

Escrow No. NB-L-12758-25, Escrow Officer: LISA EVANS  
 (8) Claims may be filed with Same as "7" above  
 (9) The last date for filing claims is: DECEMBER 9, 2025.  
 (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.  
 (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: NOVEMBER 13, 2025  
 TRANSFEREES: TBH HOLDINGS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
 O R D - 4 3 9 3 1 9 0  
 GARDENA VALLEY NEWS 11/20/2025  
**Gardena Valley News 11/20/2025-158491**

**Legal Notices-GV**

**OLENT ENT**, 1887 W 94TH PLACE, LOS ANGELES, CA 90047. Registered Owners: DARRYL MICHAEL HARVEY, 1887 W 94TH PLACE, LOS ANGELES, CA 90047. 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: DARRYL MICHAEL HARVEY, OWNER. This statement was filed with the County Recorder Office: 11/10/2025. 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 11/20,27,12/4,11/2025-158494**

**Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-244236**  
 The following person is doing business as: a) **SEAL HAUS STUDIOS b) SEAL HAUS**, 15507 S NORMANDIE AVE #135, GARDENA, CA 90247. Registered Owners: SEAL HAUS LLC, 15507 S NORMANDIE AVE #135, GARDENA, CA 90247. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 09/2025. Signed: PRISCILLA SEAL, MANAGING MEMBER. This statement was filed with the County Recorder Office: 10/28/2025. 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 11/20,27,12/4,11/2025-158296**

**Legal Notices-GV**

doing business as: **BASKIN ROBBINS #360037**, 4066 S VICTORIA AVE, LOS ANGELES, CA 90008. Registered Owners: STAR & CRESCENT FOODS INC, 4066 S VICTORIA AVE, LOS ANGELES, CA 90008. 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: SHABNAM KHAN, PRESIDENT. This statement was filed with the County Recorder Office: 11/05/2025. Notice — This Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).  
**Gardena Valley News 11/20,27,12/4,11/2025-158500**

**Legal Notices-GV**

603 EAST UNIVERSITY DR #A, CARSON, CA 90746. This business is conducted by: LIMITED LIABILITY COMPANY. This started to transact business under the fictitious business name or names listed above: N/A. Signed: SHABNAM KHAN, PRESIDENT. This statement was filed with the County Recorder Office: 11/05/2025. 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 11/20,27,12/4,11/2025-158500**

**Legal Notices-GV**

transant started to transact business under the fictitious business name or names listed above: N/A. Signed: SHABNAM KHAN, PRESIDENT. This statement was filed with the County Recorder Office: 11/05/2025. 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 11/20,27,12/4,11/2025-158501**

**PUBLIC NOTICE  
 CITY OF GARDENA  
 CONSOLIDATED PLAN COMMUNITY  
 MEETINGS & RESIDENT SURVEY**

**PROGRAM DESCRIPTION**

The City of Gardena (City) receives funding on an annual basis from the U.S. Department of Housing and Urban Development (HUD) to address various housing and community development needs. To continue receiving these funds, the City must prepare and submit several key planning documents: the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER).

- **Consolidated Plan:** Establishes the City's housing and community development needs and how program funds will be allocated over a five-year period.
- **Analysis of Impediments to Fair Housing:** Identifies strategies to overcome current impediments to fair housing and equal opportunity by fostering inclusive communities free from discrimination.
- **Annual Action Plan:** Details the specific activities to be undertaken each year to address the high priority needs identified in the Consolidated Plan.
- **CAPER:** Provides an overview of the progress made toward achieving the goals established in the Consolidated Plan.

The purpose of the community meetings related to the Community Development Block Grant (CDBG) program is to hear the views of residents and respond to proposals or questions concerning housing and community development needs, priority non-housing community development needs, proposed strategies and actions for affirmatively furthering fair housing, the development of proposed activities, and a review of program performance.

**FIRST CONSOLIDATED PLAN COMMUNITY MEETING**

NOTICE IS HEREBY GIVEN the first Consolidated Plan community meeting to provide input on short- and long-term needs of the community and how federal funds may be used will take place as follows:  
**WHEN:** December 8, 2025 at 11:30 am  
**WHERE:** Nakaoka Community Center, 1670 W 162nd St., Gardena, CA 90247

**SECOND CONSOLIDATED PLAN COMMUNITY MEETING**

NOTICE IS HEREBY GIVEN the second Consolidated Plan community meeting to provide input on short- and long-term needs of the community and how federal funds may be used will take place as follows:  
**WHEN:** December 11, 2025 at 1:00 pm  
**WHERE:** Online via Microsoft Teams – <https://bit.ly/GardenaCommunityMeeting>

**RESIDENT SURVEY**

Please complete the Community Needs Survey to share what you view as priorities for social services, housing programs, public improvements, and economic development in Gardena.  
**ONLINE:** <https://bit.ly/GardenaCommunityNeedsSurvey>  
**HARD COPY:** City Hall Community Development Dept., 1700 W 162nd St., Gardena, CA 90247

**ADA COMPLIANCE**

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

/s/ MINA SEMENZA  
 CITY CLERK  
**Gardena Valley News 11/20/2025-158437**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-253605**

The following person is doing business as: a) **SEXY AND VIOLENT ENTERTAINMENT b) SEXYANDVIOLENT.COM c) SEXY AND VI-**

**CALIFORNIA UNIFORM PUBLIC  
 CONSTRUCTION COST ACCOUNTING ACT  
 (CUPCAA)  
 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.htm>

Any questions regarding this invitation may be referred to Matthew Au at 310.217.9529.  
**Gardena Valley News 11/13,20/2025-158232**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-249772**

The following person is

**CITY OF GARDENA  
 NOTICE OF PUBLIC HEARING  
 PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, December 02, 2025, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing at 1700 West 162nd Street, Gardena, CA, in the City Hall Council Chambers, to consider the following matter:**

**CONDITIONAL USE PERMIT #5-25**  
 A request for a Conditional Use Permit (CUP #5-25) to legalize the operation of a Group Care Facility use at the site of the former Gardena Terrace Inn Motel (47-unit motel) located in the General Commercial (C-3) zone, in accordance with section 18.32.030.C. of the Gardena Municipal Code. The Group Care Facility is proposed to be operating as a recuperative care facility providing short-term housing and supportive services for individuals recovering from medical conditions who do not require hospitalization.

**Environmental Consideration:** Staff will be recommending denial of the application. Under the California Environmental Quality Act (CEQA), environmental review is not required for projects that are denied.

**Applicant:** Socially Oriented United Living, Inc. dba Soul Housing  
**Project Location:** 15902 S. Western Avenue, Gardena CA 90247

The related materials will be on file and open for public inspection by November 28, 2025 before the public hearing date in December 2, 2025 on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to speak during the hearing. Comments may also be submitted via email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) or by mail to 1700 W 162nd Street, Gardena, CA 90247.

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

Jo-Anne Burns  
 Assistant Director of Community Development  
**Gardena Valley News 11/20/2025-158510**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-249775**

The following person is doing business as: **BASKIN ROBBINS #340238**, 4051 INGLEWOOD AVE #104, REDONDO BEACH, CA 90278. Registered Owners: THE STAR & CRESCENT INC, 4051 INGLEWOOD AVE #104, REDONDO BEACH, CA 90278. This business is conducted by: CORPORATION. The date registrant

**CITY OF GARDENA  
 NOTICE OF PUBLIC HEARING  
 PUBLIC NOTICE IS HEREBY GIVEN THAT on Tuesday, December 02, 2025, at 7:00 p.m., or soon thereafter, the Planning Commission of the City of Gardena will conduct a public hearing at 1700 West 162nd Street, Gardena, CA, in the City Hall Council Chambers, to consider the following matter:**

**CONDITIONAL USE PERMIT #6-25 AND ENVIRONMENTAL ASSESSMENT #15-25.**  
 A request for a Conditional Use Permit (CUP #6-25); And Environmental Assessment (EA #15-25) to permit the operation of a warehouse use within an existing industrial building totaling 10,388 square feet located in the Industrial (M-1) zone, in accordance with section 18.46.030.C.18 of the Gardena Municipal Code.

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

**Applicant:** Ferrari Express Inc, (Representative Jake Mallot)  
**Location:** 1219 West 135th Street, Gardena CA 90247

The public hearing will be held in the Council Chambers of City Hall at 1700 West 162nd Street, Gardena, CA 90247. The related materials will be on file and open for public inspection by November 28, 2025 before the public hearing date in December 2, 2025 on the City's website at <https://www.cityofgardena.org/community-development/planning-projects/>. You will have the opportunity to speak during the hearing. Comments may also be submitted via email to [publiccomment@cityofgardena.org](mailto:publiccomment@cityofgardena.org) or by mail to 1700 W 162nd Street, Gardena, CA 90247.

If you challenge the nature of the proposed action in court, you will be limited to raising only those issues you or someone else raises at the public hearing described in this notice, or in written correspondence delivered to the Gardena Planning and Environmental Quality Commission at, or prior to, the public hearing. For further information, please contact the Planning Division, at (310) 217-9524.  
 Dayana Nava  
 Planning Assistant  
**Gardena Valley News 11/20/2025-158447**

**Legal Notices-GV**

90278  
The business is known as: GEORGIA'S LOUNGE AKA PARKERS LOUNGE  
The names, Social Security or Federal Tax Numbers and address of the Buyer/Transferee are: L.I.S.A. LIDO ENTERPRISES, INC., 1550 ROSECRANS AVE, SUITE G, MANHATTAN BEACH, CA 90266  
As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: NONE  
The assets being sold are generally described as: FURNITURE, FIXTURES,

**Legal Notices-GV**

EQUIPMENT, GOODWILL, TRADE-NAME, LEASEHOLD INTEREST AND IMPROVEMENTS, COVENANT NOT TO COMPETE, INVENTORY AND ON SALE GENERAL PUBLIC PREMISES AND EVENT PERMIT LICENSES and is/are located at: 1500 AVIATION BLVD., REDONDO BEACH, CA 90278  
The type of license to be transferred is/are: 48 ON SALE GENERAL PUBLIC PREMISES AND 77 EVENT PERMIT LICENSE NUMBER 592689 now issued for the premises located at: 1500 AVIATION BLVD, REDONDO BEACH, CA 90278

**Legal Notices-GV**

The anticipated sale/transfer date is DECEMBER 10, 2025 at the office of STANDARD ESCROW, INC., 47 DISCOVERY, SUITE 110 IRVINE CA 92618  
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: OCTOBER 24, 2025  
PARKERS ON AVIATION, LLC, A DELAWARE LIMITED,

**Legal Notices-GV**

Transferor L.I.S.A. LIDO ENTERPRISES, INC., A CALIFORNIA CORPORATION, Transferee 4 3 7 9 2 1 3 - P P GARDENA VALLEY NEWS 11/20/25  
**Gardena Valley News 11/20/2025-158509**

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

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

**FBN Legal Notices-GV**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-209251**

The following person is doing business as: **STAR FRESH FOOD**, 15004 LEMOLI AVE APT 11, GARDENA, CA 90249. Registered Owners: HARVINDER SINGH, 15004 LEMOLI AVE APT 11, GARDENA, CA 90249. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 10/2025. Signed: HARVINDER SINGH, OWNER. This statement was filed with the County Recorder Office: 10/06/2025. Notice — This Fictitious Business Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code).  
**Gardena Valley News 10/30,11/6,13,20/2025-158106**

**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 CEN-**

**FBN Legal Notices-GV**

**T E R , 1 4 2 0 1 S HALLDALE AVE, GARDENA, CA 90249.** Registered Owners: U.S. TRADE & EXPORT, INC., 14201 S HALLDALE 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 SHELDON, 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 SHELDON, 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 con-

**FBN Legal Notices-GV**

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

**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**

**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, MAN-

**FBN Legal Notices-GV**

AGING 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**

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**

**File No. 2025-255089**  
File No: 2021010761  
Date Filed: January 13, 2021. Name of Business: **INTERNATIONAL SHIPPING COMPANY USA**, 13500 S FIGUEROA ST, LOS ANGELES, CA 90061. Registered Owner(s): BLUE SKY BLUE SEA, INC., 13500 S FIGUEROA ST, LOS ANGELES, CA 90061. This business was conducted by: CORPORATION. Signed: KASRA FERASAT, SECRETARY. This statement was filed with the County Clerk of LOS ANGELES County on 11/12/2025.  
**Gardena Valley News 11/20,27,12/4,11/25-158460**



**County of Los Angeles Department of Treasurer and Tax Collector**

**Notice of Divided Publication**

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

**Notice of Online Sealed Bid Auction Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2025C)**

Whereas, on Tuesday, September 2, 2025, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online sealed bid auction.

TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Tuesday, December 16, 2025, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online sealed bid auction, TTC will offer for sale and sell said properties on Wednesday, December 17, 2025, beginning at 11:00 a.m. Pacific Time, through Thursday, December 18, 2025, at 11:00 a.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online sealed bid auction at <https://www.govease.com/los-angeles>.

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

The only persons that are eligible to submit bids are owners of contiguous parcels or a holder of record of either a predominant easement or right-of-way easement.

Bidders are required to pre-register at <https://www.govease.com/los-angeles> and submit a deposit of \$250.00, or 10 percent of the spend limit that is set by each registered bidder, whichever is greater. Bid deposits must be in the form of a wire transfer, cashier's check, bank-issued money order, or electronic check (eCheck) at the time of registration. Registration will begin on Friday, November 21, 2025, at 8:00 a.m. Pacific Time and end on Thursday, December 11, 2025, at 1:00 p.m. Pacific Time.

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

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

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. Phone calls can be directed to (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit TTC's website at [ttc.lacounty.gov](http://ttc.lacounty.gov) and emails can be directed to [auction@ttc.lacounty.gov](mailto:auction@ttc.lacounty.gov).

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

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on October 17, 2025.

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

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

**PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE(SALE NO. 2025C)**  
2089 AIN 6132-001-018 VAN DER WAL,JURJEN TR ET AL VAN DER WAL FAMILY TRUST AND WJ,BEN LOCATION CITY-LOS ANGELES \$250.00  
2265 AIN 7556-023-030 WOODS,CHERI TR CARNEY TRUST LOCATION CITY-RANCHO P V \$250.00  
2535 AIN 6090-010-021 HERTZ,MICHAEL AND JACOBY,SCOTT LOCATION COUNTY OF LOS ANGELES \$250.00  
2536 AIN 6125-008-014 ARTEAGA,RENE LOCATION COUNTY OF LOS ANGELES \$250.00  
2537 AIN 6125-008-019 ARTEAGA,RENE LOCATION COUNTY OF LOS ANGELES \$250.00  
2548 AIN 7344-005-005 LEMOINE,GORDON S LOCATION COUNTY OF LOS ANGELES \$250.00  
CN122172 556 Nov 20,27, Dec 4, 2025  
**Gardena Valley News 11/20,27,12/425-158389**