

FBN Legal Notices-GV

**FICTITIOUS BUSINESS NAME STATEMENT 2025-258257**

The following person is doing business as: **MOTORZILLA AUTO LLC**, 131 E GARDENA BLVD, GARDENA, CA 90248. Registered Owners: **MOTORZILLA AUTO LLC**, 3801 PARKVIEW LN APT 25A, IRVINE, CA 92612. 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: **SAYED MUHEBULLAH AMINI**, MANAGING MEMBER. This statement was filed with the County Recorder Office: 11/17/2025. 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 1/1,8,15,22/2026-159485**

FICTITIOUS BUSINESS NAME STATEMENT 2025-269512

The following person is doing business as: **ROPÁ Y ACCESORIOS LULU**, 1820 N LONG BEACH BLVD SUITE #C, COMPTON, CA 90221. Registered Owners: **MARIA DE LOURDES MARTINEZ**, 1820 N LONG BEACH BLVD SUITE #C, COMPTON, CA 90221. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: **MARIA DE LOURDES MARTINEZ**, OWNER. This statement was filed with the County Recorder Office: 12/03/2025. 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 1/1,8,15,22/2026-159514**

FICTITIOUS BUSINESS NAME STATEMENT 2025-274099

The following person is doing business as: a) **CURL FITNESS b) FITNESS CA 213, LLC**, 1310 W ROSECRANS AVE, GARDENA, CA 90247. Registered Owners: **FITNESS CA 213, LLC**, 4175 LUTHER ST, RIVERSIDE, CA 92506. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the

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fictitious business name or names listed above: 11/2025. Signed: **KIMBERLY POMA**, MANAGER. This statement was filed with the County Recorder Office: 12/10/2025. 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 1/8,15,22,29/2026-159680**

FICTITIOUS BUSINESS NAME STATEMENT 2025-274607

The following person is doing business as: **ZEKES LEAKS PLUMBING AND ROOPER SERVICE**, 4556 162ND ST, LAWNDALE, CA 90260. Registered Owners: **ENRIQUE JACINTO MARQUEZ**, 4556 162ND ST, LAWNDALE, CA 90260. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: **ENRIQUE JACINTO MARQUEZ**, OWNER. This statement was filed with the County Recorder Office: 12/10/2025. 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 1/8,15,22,29/2026-159680**

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violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Gardena Valley News 1/8,15,22,29/2026-159681**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26TRCP00002

TO ALL INTERESTED PERSONS: Petitioner: **LIH CHUN WANG** filed a petition with this court for a decree changing names as follows: **LIH CHUN WANG** to **LIH CHUN CHEN**. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 2/20/2026 8:30 AM in Dept E Room 500 Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503** To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's

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website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Gardena Valley News** **1/8,15,22,29/2026-159682**

FICTITIOUS BUSINESS NAME STATEMENT 2025-287387

The following person is doing business as: **EXCLUSIVE NAIL AFFAIR**, 13909 VAN NESS AVENUE, GARDENA, CA 90249. A I # O N B20250436770. Registered Owners: **EXCLUSIVE NAIL AFFAIR LLC**, 13909 VAN NESS AVENUE, GARDENA, CA 90249. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: 12/2025. Signed: **ANTWION RIGGS**, CEO. This statement was filed with the County Recorder Office: 12/30/2025. 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

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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 1/15,22,29,2/5/2026-159857**

FICTITIOUS BUSINESS NAME STATEMENT 2025-272922

The following person is doing business as: **NOAH'S ARK DOG BATHING**, 15809 B A L L A V E , GARDENA, CA 90248. Registered Owners: **MELINDA OVALLE**, 15809 BALL AVE, GARDENA, CA 90248. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: **MELINDA OVALLE**, OWNER. This statement was filed with the County Recorder Office: 12/09/2025. 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 1/15,22,29,2/5/2026-159858**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

TO ALL INTERESTED PERSONS: Petitioner: **SABHANA KHAN PATEL** filed a petition with this court for a decree changing names as follows: **SABHANA KHAN PATEL** to **SABHANA KHAN**. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. **NOTICE OF HEARING 2/27/2026 8:30 AM in Dept M Superior Court of California County of Los Angeles 825 Maple Ave Torrance, CA 90503** To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Gardena Valley News** **1/15,22,29,2/5/2026-159859**





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tion, printed in this county: Gardena Valley News  
DATE: 01/09/2026  
Gary Y. Tanaka  
Judge of the Superior Court  
**Gardena Valley News 1/22,29,2/5,12/2026-160016**

**FICTITIOUS BUSINESS NAME STATEMENT 2025-267447**

The following person is doing business as: **M & K CREATIONS**, 247 E. 137TH STREET, LOS ANGELES, CA 90061. Registered Owners: KEISHA BLANKS, 247 E. 137TH STREET, LOS ANGELES, CA 90061. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: KEISHA BLANKS, OWNER. This statement was filed with the County Recorder Office: 12/02/2025. 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 1/22,29,2/5,12/2026-160017**

**FICTITIOUS BUSINESS NAME STATEMENT 2026-006465**

The following person is doing business as: **SOUND INSTALLATIONS**, 3144 W 154TH PL, GARDENA, CA 90249. Registered Owners: DAVID DESMOND SCHWAB, 4001 INGLEWOOD AVENUE SUITE #101-BOX#143, REDONDO BEACH, CA 90278. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2026. Signed: DAVID DESMOND SCHWAB, OWNER. This statement was filed with the County Recorder Office: 01/12/2026. 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 1/22,29,2/5,12/2026-160018**

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**FICTITIOUS BUSINESS NAME STATEMENT 2025-269510**

The following person is doing business as: **VERDUZCO CONDO CARE CONDOMINIUM JANITORIAL SERVICE**, 621 E 137TH ST, LOS ANGELES, CA 90059. Registered Owners: JOSE VERDUZCO, 621 E 137TH ST, LOS ANGELES, CA 90059. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JOSE VERDUZCO, OWNER. This statement was filed with the County Recorder Office: 12/03/2025. 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 1/1,8,15,22/2026-159481**

**FICTITIOUS BUSINESS NAME STATEMENT 2026-007820**

The following person is doing business as: **OH YEAH LEMONADE**, 610 PINE DR, TORRANCE, CA 90501. Registered Owners: ADRIENNE BAILEY-APARICIO, 610 PINE DR, TORRANCE, CA 90501. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2026. Signed: ADRIENNE BAILEY-APARICIO, OWNER. This statement was filed with the County Recorder Office: 01/13/2026. 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 1/22,29,2/5,12/2026-160036**

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NOTICE OF TRUSTEE'S SALE TS No. CA-18-803561-AB Order No.: 180002093-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/5/2006. UNLESS YOU TAKE ACTION TO PROTECT

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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 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. Trustor(s): CARLTON A. RAMEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 12/11/2006 as Instrument No. 20062735757 and modified as per Modification Agreement recorded 4/6/2012 as Instrument No. 20120522974 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/5/2026 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: \$461,425.65 The purported property address is: 13020 HAAS AVENUE, GARDENA, CA 90249 Assessor's Parcel No. : 4061-003-009 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. 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

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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 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-18-803561-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-18-

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803561-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 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. 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-18-803561-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 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

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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-18-803561-AB IDSPub #0282484 1/15/2026 1/22/2026 1/29/2026  
**Gardena Valley News 1/15,22,29/2026-159771**

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1020200-CL Order No.: FIN-25009345 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 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. Trustor(s): Connie Harris, a single woman Recorded: 10/25/2006 as Instrument No. 062367575 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/19/2026 at 09:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Syca-

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more Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$280,136.47 The purported property address is: 16133 S VERMONT AVE #5, GARDENA, CA 90247 Assessor's Parcel No. : 6113-024-024 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. 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 800-280-2832 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-25-1020200-CL. 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

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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-25-1020200-CL 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 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. 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-25-1020200-CL 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

CITY OF GARDENA  
NOTICE INVITING  
BIDS  
for  
ANNUAL SEWER IMPROVEMENTS FY 2024/2025 AND 2025/2026  
VARIOUS LOCATIONS  
  
PROJECT NO. JN 546/555

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

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

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(Scroll down to "Planrooms"/"Order From PlanWell"/"Public Planroom" and select City of Gardena under the "in all company" pull-down menu)  
or  
[https://customer.e-arc.com/arcEOC/Secures/PWELL\\_PrivateList.aspx?PrjType=Pub&mem=29&c](https://customer.e-arc.com/arcEOC/Secures/PWELL_PrivateList.aspx?PrjType=Pub&mem=29&c)

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

Notice is hereby given that the City of Gardena will receive sealed bids at the office of the City Clerk, City Hall, 1700 W. 162nd Street, Gardena, California, until 2 PM on **February 4, 2026**, and shortly thereafter on this same day, they will be publicly opened and read in the City Clerk's Office in-person and via ZOOM.

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

**Topic: Bid Opening  
Time: 2:00 PM on  
February 4, 2026  
(Shortly thereafter the  
deadline)  
Join ZOOM Meeting**

<https://us02web.zoom.us/j/82741282834>  
Meeting ID: 827 4128 2834

Dial by phone: [+1 669 444 9171] US

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

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. 546/555**. Any bid received after the hour stated above for any reason whatsoever, will not be considered for any purpose but will be returned unopened to the bidder.

Bids are required for the entire work as described below:

The work shall consist of furnishing all labor, materials, tools, equipment, appurtenances, and incidentals for the lining of sewer pipes and manholes, point repairs, and replacement of sewer structures, sewer lift station improvements, and related work in accordance with plans and specifications.

**Installation of the sewer lining shall be performed by a Contractor licensed by the manufacturer/owner of the process. Bidders are required to submit copies of such licenses with their bids. A bidder's failure to do so shall render the bid non-responsive.**

**ENGINEER'S BASE BID ESTIMATE:**  
\$2,500,000.00

The time of completion of contract shall be **85 working days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **\$1,000.00 per each consecutive calendar day**.

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

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

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

(Number and title of this project)

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

The contractor shall have an active **Class "A" or "C42"** license from the Contractor's State License Board at the time of submitting bid.

Pursuant to Public

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

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

Bidders are advised that this Project is a public work for purposes of the California Labor Code, which requires payment of prevailing wages. Accordingly, the bidder awarded the Contract and all subcontractors shall be required to pay not less than the prevailing rate of per diem wages, as determined by the Director of the California Department of Industrial Relations, and otherwise comply with the provisions of Section 1770 et seq. of the California Labor Code, California Code of Regulations, Title 8, Section 16000 et seq., and any other applicable laws, rules and regulations adopted with respect thereto ("California Prevailing Wage Laws").

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

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

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

Any questions regarding this bid package may be referred to JUN DE CASTRO, Public Works Engineering Division at 310.217.9642  
**Gardena Valley News 1/15,22/2026-159793**

**NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE**  
(UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)

Escrow No. 260879-SP  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address of the Seller(s)/licensee(s) are: BAB & BANCHAN INC, 2748-52 W. SEPULVEDA BLVD, TORRANCE, CA 90505  
Doing Business as: BAB AND BANCHAN  
All other business names(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are:

The name(s) and address of the Buyer(s)/applicant(s) is/are: SJL RESTAURANT, INC, 2748-52 W. SEPULVEDA BLVD, TORRANCE, CA 90505

The assets being sold are generally described as: ALL STOCK IN TRADE, FIXTURES, EQUIPMENT, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE, AND ABC LICENSE and is/are located at: 2748-52 W. SEPULVEDA BLVD, TORRANCE, CA 90505  
The type of license to be transferred is/are: 41-657107 ON-SALE BEER AND WINE-EATING PLACE now issued for the premises located at:

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TEAM ESCROW BP INC, 6281 BEACH BLVD SUITE 100, BUENA PARK, CA 90621 and the anticipated sale date is FEBRUARY 13, 2026  
The purchase price of consideration in connection with the sale of the business and transfer of the license, is the sum of \$215,000.00, including inventory estimated at \$5,000.00, which consists of the following: DESCRIPTION, AMOUNT: CASH \$115,000.00; PROMISSORY NOTE \$100,000.00

It has been agreed between the Seller(s)/licensee(s) and the intended Buyer(s)/transferee(s), 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: BAB & BANCHAN INC, Seller(s)/Licensee(s) SJL RESTAURANT, INC, Buyer(s)/Applicant(s)  
O R D - 4 6 2 1 0 2 7  
GARDENA VALLEY NEWS 1/22/26  
**Gardena Valley News 1/22/2026-160039**

**NOTICE OF SALE  
NOTICE IS HEREBY GIVEN** that the undersigned intends to sell personal property and business goods and boxes of unknown content identified by Occupant name and items unit below, to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions, section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code.  
The undersigned will sell at public sale by competitive bidding on **JANUARY 29, 2026, 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**  
  
BRANDON HENDRIX: GOLF CART, AND TOTES  
BRANDON HENDRIX: ENGINE, BIKE, LOOSE ITEMS  
BRANDON HENDRIX: CAR PARTS AND CHAIR  
STEVEN JASPER: TOOLS, SHELVES, AND BOXES  
DENNIS EDINBYRD: TEXT, BOXES, AND CASES  
JATAIRA JACKSON: SHELVES, BAGS, AND PICTURES  
RUDY ISAI BOTEQ: FRIDGE, MISC HOUSEHOLD, AND TOOLS  
HENRY ARM-STRONG: BOXES, TOTES, AND FURNITURE  
DARNELL QUICK: CLOTHES AND TOOLS  
LUIS LOMELI: COUCH, BOXES, AND MISC HOUSEHOLD  
ERSELL REID: BOXES, TOTES, AND TOYS  
JAVIER CRUZ: TOOLS AND MATTRESS

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 1/15,22/2026-159826**

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

The County of Los Angeles ("County") is the lead agency pursuant to the California Environmental Quality Act ("CEQA") for the proposed project identified below. The purpose of this Notice of Preparation ("NOP") is to notify agencies and the general public that an Environmental Impact Report (EIR) will be prepared to evaluate the potential environmental effects of the project and to solicit comments on the scope and content of the EIR.

**PROJECT TITLE/NO. & PERMIT(S):** Los Angeles County Events Ordinance, Project No. PRJ2025-001541, Ordinance RPPL2025001715, Environmental Plan RPPL2025005389

**PROJECT LOCATION:** Unincorporated Los Angeles County (Countywide)

**PROJECT DESCRIPTION:** The County of Los Angeles Department of Regional Planning (LA County Planning) staff has prepared the Events Ordinance to codify and update guidance from the 2016 Subdivision and Zoning Ordinance Interpretation memorandum; provide clear definitions and standards for event facilities and special events; identify appropriate zones where event facilities may be considered with discretionary review; clarify when event activity is a primary use or a temporary special event; and align event-related regulations with other Zoning Code provisions. Specifically, the Events Ordinance would: (1) modify Division 2 (Definitions) of the Zoning Code to add and clarify terms related to event activities; (2) add event facilities to several Division 3 (Zones) use tables as a conditionally permitted use in specified base zones, as well as in selected zones within the Santa Monica Mountains Local Implementation Program and various specific plans; (3) add a new "Event Facilities" section within Division 7 (Standards for Specific Uses), establishing development, operational, and management standards for event facilities; (4) revise Chapter 22.188, Special Event Permits to define and regulate short-term and extended-term special events, clarify procedures and findings, and strengthen enforcement provisions; and (5) make conforming changes elsewhere in the Zoning Code to ensure internal consistency and avoid duplication or conflict with related regulations.


**POTENTIAL ENVIRONMENTAL EFFECTS:**  
The project may result in significant environmental effects in the following subject areas that will be analyzed in the EIR:  
•Biological Resources  
•Land Use/Planning  
•Noise  
•Transportation

**NOTICE OF SCOPING MEETING:** The County will conduct a public scoping meeting to present the project as well as the EIR process and to receive public comments and suggestions regarding the scope and content of the EIR.

The Scoping Meeting will be held online at the following date and time:  
**February 11, 2026, at 6:00 p.m.**  
Microsoft Teams Link: <https://bit.ly/4szekB0>  
Translation in other languages can be made available at the meeting upon request. Please submit translation requests at least seven business days before the scheduled meeting to [ordinance@planning.lacounty.gov](mailto:ordinance@planning.lacounty.gov).

All comments related to this Notice must be postmarked or received by **February 26, 2026**. Comments may be sent to LA County Planning, Attention: Lauren De La Cruz, 320 West Temple Street, Los Angeles, CA 90012, or emailed to [ordinance@planning.lacounty.gov](mailto:ordinance@planning.lacounty.gov).

**DOCUMENT AVAILABILITY:** The NOP is available for public review online at <https://planning.lacounty.gov/long-range-planning/events-ordinance>.



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