

FBN Legal Notices-GV**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 fictitious business name or names listed above: **11/1/2025.** 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 1/8,15,22,29/2026-159681

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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06/2015. Signed: JUDY W. CHEN, CFO. This statement was filed with the County Recorder Office: 01/20/2026. 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** 1/29,2/5,12,19/2026-160222

FICTITIOUS BUSINESS NAME STATEMENT 2026-012083

The following person is doing business as: **SNAP DYNASTY HERB COMPANY**, 13839 BENTLEY PLACE, CERRITOS, CA 90703. AI #ON 1393087. Registered Owners: **FINEMOST CORPORATION**, 13839 BENTLEY PLACE, CERRITOS, CA 90703. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 10/2025. Signed: JUDY W. CHEN, CFO. This statement was filed with the County Recorder Office: 01/16/2026. 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** 1/29,2/5,12,19/2026-160227

FICTITIOUS BUSINESS NAME STATEMENT 2026-000933

The following person is doing business as: **WARAKUKAI USA**, 16923 LA SALLE AVE, GARDENA, CA 90247. Registered Owners: SANAE KANEKO, 16923 LA SALLE AVE, 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: N/A. Signed: SANAE KANEKO, OWNER. This statement was filed with the County Recorder Office: 01/05/2026. 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

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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** 1/29,2/5,12,19/2026-160226

FICTITIOUS BUSINESS NAME STATEMENT 2026-016574

The following person is doing business as: **SOTO CONSTRUCTION**, 2442 251ST STREET, LOMITA, CA 90717. Registered Owners: FRANCISCO JAVIER SOTO, 2442 251ST STREET, LOMITA, CA 90717. 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: FRANCISCO JAVIER SOTO, OWNER. This statement was filed with the County 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 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 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

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brances, 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**. Trustee(s): CARLTON A. RAMEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 12/11/2006 as Instrument No. 2006273575 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 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-18-803561-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 PROTECTOR**: You shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against 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 holder's right's against the real property only. Date: 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

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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>. 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 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 holder's right's against the real property only. Date: 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 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-18-803561-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 PROTECTOR**: You shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through

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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, 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 Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through

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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**. Trustee(s): CARLTON A. RAMEY, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Recorded: 12/11/2006 as Instrument No. 2006273575 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 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-18-803561-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 PROTECTOR**: You shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through

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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 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 Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through

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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 Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through

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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: 800-280-2832 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-25-1020200-CL IDSPub #0282490 1/15/2026 1/22/2026 1/29/2026

Gardena Valley News
1/15, 22, 29/2026-159775

NOTICE OF TRUSTEE'S SALE TS No. CA-23-969623-SH Order No.: 240389467-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/26/2016. 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

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check drawn by a state or federal savings and loan 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.** Trustee(s): Derrick Flowers and Natalie Flowers, husband and wife, as joint tenants Recorded: 4/27/2016 as Instrument No. 20160477207 and modified as per Modification Agreement recorded 4/13/2023 as Instrument No. 20230237629 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/19/2026 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center

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Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$449,352.12 The purported property address is: 13207 S SAINT ANDREWS PL, GARDENA, CA 90249 Assessor's Parcel No. : 4061-018-035 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 con-

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sult 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-23-969623-SH. 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-23-969623-SH 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 BID-DERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-23-969623-SH 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

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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 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 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-969623-SH IDSPub #0292751 1/29/2026 2/5/2026 2/12/2026

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1/29, 2/5, 12/2026-160105

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the California Self-Service Storage Facility Act (California BUSINESS & PROFESSIONS CODE Section 21700 et.seq.), the undersigned will sell at public auction on **February 14, 2026**, at 9 am at 1536 W. 139th Street, Gardena, CA, personal property, including furniture, clothing, tools and/or other goods stored by the following persons:

Nichelle Mathis D-47
Mario C. Perez Morigado G-4
Gary Strickland B-56
Jesus E. Munoz Lopez F-16

Landlord reserves the right to bid at the sale. Purchases must be made with **CASH ONLY** and paid for at the time of purchase. All purchased goods are sold **"as is"** and must be removed at the time of sale. This sale is subject to cancellation in the event of settlement between landlord and obligated party. Dated this 21st day of January 21, 2026.

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

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1/29, 2/5/2026-160094

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LJUBO KVESIC AKA LJUBO KVESIC SR. CASE NO. 24STPB13745

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Notice form is available from the court clerk. Attorney for Petitioner LIRAN ALIAV - SBN 292055 ALIAV LAW, APC 291 S. LA CIENEGA BLVD., #310 BEVERLY HILLS CA 90211 Telephone (310) 800-2911 1/29, 2/5, 2/12/26 **CNS-4007504# GARDENA VALLEY NEWS** Gardena Valley News 1/29, 2/5, 12/2026-160225

NOTICE TO CREDITORS OF BULK SALE
(UCC 6105)
Escrow No. BU-4464-YL

Notice is hereby given that a bulk sale is about to be made. The name and business address of the Seller is: (1) The name(s) and business address of the Seller is/are: HI-CRAFT METAL PRODUCTS, A CALIFORNIA CORPORATION, 606 WEST 184TH STREET, GARDENA, CA 90248 (2) The location in California of the chief executive office of the Seller is: SAME AS ABOVE (3) The business is known as: HI-CRAFT METAL PRODUCTS (4) All other business names and addresses used by the Seller(s) within the past (3) years, as stated by the Seller is: NONE

(5) The name(s) and business address(es) of the Buyer(s) is/are: LICHSTEIN VENTURES, INC., A CALIFORNIA CORPORATION, 976 SOUTH WESTGATE AVENUE, UNIT 3, LOS ANGELES, CA 90049 (6) The assets to be sold are described in general as: INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, AND COVENANT NOT TO COMPETE and are located at: 606 WEST 184TH STREET, GARDENA, CA 90248

(7) The anticipated date of the bulk sale is FEBRUARY 17, 2026, at the office of: SECURED TRUST ESCROW, INC., 21111 VICTOR ST, TORRANCE, CA 90503, ATTN: BELL SANTIAGO, E MAIL: INFO@SECUREDTRUSTESCR.COM ** Must reference Escrow No. BU-4464-YL**

(8) The last day for filing claims by any creditor shall be FEBRUARY 13, 2026, which is the business day before the anticipated sale date specified above. Claims may be filed with as stated above in Item 7.

(9) This Bulk Sale is not subject to California Uniform Commercial Code Section 6106.2.

DATE:

BUYER: LICHSTEIN VENTURES, INC., A CALIFORNIA CORPORATION OR D-4641387 GARDENA VALLEY NEWS 1/29/26 **Gardena Valley News** 1/29/2026-160178

CITY OF GARDENA PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN, pursuant to State of California Government Code Section 40804, each city is to publish a summary of its annual Financial Transactions Report in a form prescribed by the California State Controller's Office. To fulfill this reporting requirement, the City of Gardena has published the following Summary and Statistics from the Fiscal Year 2024-25 Financial Transactions Report. The amounts below were derived from the City's audited financial statements. Accordingly, for the most detailed, accurate and audited financial information, please refer to the City's Annual Comprehensive Financial Report (ACFR) available online at www.cityofgardena.org/city-budget/.

Financial Transactions Report Summary
Fiscal Year Ending on June 30, 2025**Summary**

Revenues
Expenditures/Expenses

Excess (Deficiency) of Revenues Over (Under) Expenditures
Income (Loss) Before Capital Contributions and Transfers

Other Financing Sources (Uses)

Capital Contributions

Proprietary Fund Transfers In (Out)

Special and Extraordinary Items

Change in Fund Balance/Net Position

Fund Balance/Net Position (Deficit), Beginning of Fiscal Year

Adjustments (Rounding)

Fund Balance/Net Position (Deficit), End of Fiscal Year

Governmental Funds	Proprietary and Internal Service Funds
\$ 114,889,226	\$ 53,251,245
106,157,283	61,369,560
8,731,943	(8,118,315)
85,975	-
-	2,815,854
-	399,735
8,817,918	(4,902,726)
95,573,941	57,597,613
\$ 104,391,859	\$ 52,694,887

Statistics

Current Transient Occupancy Tax (TOT) Rate
Effective Date of Current Transient Occupancy Tax Rate
Current Utility User Tax Rate
Appropriation Limit
Total Annual Appropriations Subject to the Limit