

FBN Legal Notices-GV

County Recorder Office: 01/27/2026. 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 2/12,19,26,3/5/2026-160550**

FICTITIOUS BUSINESS NAME STATEMENT 2026-021422

The following person is doing business as: **MI LUNA DOULA AND LACTATION SERVICES**, 660 E 103RD ST, LOS ANGELES, CA 90002. Registered Owners: STEPHANIE MERCADO CHRISTOPHERSON, 660 E 103RD ST, LOS ANGELES, CA 90002. 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: STEPHANIE MERCADO CHRISTOPHERSON, OWNER. This statement was filed with the County Recorder Office: 01/29/2026. 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 2/12,19,26,3/5/2026-160585**

FICTITIOUS BUSINESS NAME STATEMENT 2026-023568

The following person is doing business as: **UP-HOLSTER PRO**, 136 CONCORD ST 106, EL SEGUNDO, CA 90245. Registered Owners: GUSTAVO AVINA, 136 CONCORD ST 106, EL SEGUNDO, CA 90245. 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: GUSTAVO AVINA, OWNER. This statement was filed with the County Recorder Office: 02/02/2026. 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 2/12,19,26,3/5/2026-160585**

FBN Legal Notices-GV

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 2/12,19,26,3/5/2026-160586**

FICTITIOUS BUSINESS NAME STATEMENT 2026-016704

The following person is doing business as: **GARDENA CARE CENTER**, 14819 S VERMONT AVE, GARDENA, CA 90247. Registered Owners: B & E CONVALESCENT CENTER, INC., 11627 TELEGRAPH RD SUITE 200, SANTA FE SPRINGS, CA 90670. 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: BARRY WEISS, PRESIDENT. This statement was filed with the County Recorder Office: 01/23/2026. 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 2/12,19,26,3/5/2026-160587**

FICTITIOUS BUSINESS NAME STATEMENT 2026-024322

The following person is doing business as: **ROMAN STRENGTH CUSTOMS**, 1711 W 135TH ST UNIT C, GARDENA, CA 90249. Registered Owners: AMADOR ROMAN, 28223 GOLD CANYON DR, SANTA CLARITA, CA 91390. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 12/2016. Signed: AMADOR ROMAN, OWNER. This statement was filed with the County Recorder Office: 02/02/2026. 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 2/12,19,26,3/5/2026-160587**

FBN Legal Notices-GV

Professions Code). **Gardena Valley News 2/12,19,26,3/5/2026-160591**

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No: 2026-017276
File No: 2025284234
Date Filed: December 23, 2025. Name of Business: **LA BELLA NAILS & SPA 1 LLC**, 12832 INGLEWOOD AVE, HAWTHORNE, CA 90250. Registered Owner(s): LA BELLA NAILS & SPA 1 LLC, 12832 INGLEWOOD AVE, HAWTHORNE, CA 90250. This business was conducted by: LIMITED LIABILITY COMPANY. Signed: QUY THI HO, CEO. This statement was filed with the County Clerk of LOS ANGELES County on 01/26/2026 **Gardena Valley News 2/5,12,19,26/2026-160546**

FICTITIOUS BUSINESS NAME STATEMENT 2026-020927

The following person is doing business as: **ANTONIO ATOCHE BROKER**, 1425 WEST ARTESIA BLVD SUITE #18, GARDENA, CA 90248. Registered Owners: ATOCHE REAL ESTATE SOLUTIONS, 1425 WEST ARTESIA BLVD SUITE #18, GARDENA, CA 90248. 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: ANTONIO ATOCHE, PRESIDENT. This statement was filed with the County Recorder Office: 01/28/2026. 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 2/12,19,26,3/5/2026-160643**

FICTITIOUS BUSINESS NAME STATEMENT 2025-200612

The following person is doing business as: **IT'S BOBA TIME CARSON**, 154 EAST SPULVEDA BLVD, CARSON, CA 90745. Registered Owners: HYJ CARSON INC., 30 CYPRESS WAY, ROLLING HILLS ESTATES, CA 90274. 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: YONG J PARK, CEO. This statement was

FBN Legal Notices-GV

filed with the County Recorder Office: 12/01/2025. 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 2/12,19,26,3/5/2026-159482**

FICTITIOUS BUSINESS NAME STATEMENT 2026-008251

The following person is doing business as: **EUREKA INSURANCE AGENCY, INC.**, 18726 S WESTERN AVE SUITE 317, GARDENA, CA 90248. Registered Owners: EUREKA INSURANCE AGENCY, INC., 18726 S WESTERN AVE SUITE 317, GARDENA, CA 90248. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 06/2020. Signed: RICHARD BLANCO, PRESIDENT. 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 2/12,19,26,3/5/2026-160737**

FICTITIOUS BUSINESS NAME STATEMENT 2026-025470

The following person is doing business as: a) **GARDENA CONVALESCENT CENTER**, 14819 S VERMONT AVE, GARDENA, CA 90247. Registered Owners: B&E CONVALESCENT CENTER, INC., 11627 TELEGRAPH RD SUITE 200, SANTA FE SPRINGS, CA 90670. 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: BARRY WEISS, PRESIDENT. This statement was filed with the County Recorder Office: 02/03/2026. Notice —

FBN Legal Notices-GV

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 2/12,19,26,3/5/2026-160768**

FICTITIOUS BUSINESS NAME STATEMENT 2026-029631

The following person is doing business as: **REAL LIFE GLOBAL EDUCATION**, 20935 NORMANDIE AVE, TORRANCE, CA 90501. Registered Owners: SHINICHIRO KASUYA, 20935 NORMANDIE AVE, 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: 02/2026. Signed: SHINICHIRO KASUYA, OWNER. This statement was filed with the County Recorder Office: 02/09/2026. 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 2/12,19,26,3/5/2026-160769**

Legal Notices-GV

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 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): 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 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 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-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 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-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

Legal Notices-GV

ness in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, 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): 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 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 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-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 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-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

Legal Notices-GV

formation. 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-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 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-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

Legal Notices-GV

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-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 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 (CC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (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

Gardena Valley News
1/29, 2/5, 12/2026-
160105

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1002784-BF Order No.: 240638853-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/23/2005. 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): KIM C. BLY, AN UNMARRIED WOMAN Recorded: 10/5/2005 as Instrument No. 05 2397754 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 3/5/2026 at 09:00 AM Place of Sale: At The Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$55,797.38 The purported property address is: 15549 S. BUDLONG PLACE #2, GARDENA, CA 90247 Assessor's Parcel No. : 6113-033-125 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-24-1002784-BF. 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. 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-24-1002784-BF 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-24-1002784-BF 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: 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-24-1002784-BF IDSPub #0292768 2/5/2026 2/12/2026 2/19/2026 **Gardena Valley News**
2/5, 12, 19/2026-160122

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

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LJUBO KVESIC AKA LJUBO KVESIC SR. A PETITION FOR PROBATE has been filed by JENIFER LYN DOYLE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JENIFER LYN DOYLE 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: 02/24/26 at 8:30AM in Dept. 29 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 CRED-

ITOR 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 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 INVITING BIDS
for
GARDENA DECORATIVE STREET LIGHTING –
GARDENA BLVD STRING LIGHTING PHASE
(VERMONT AVE TO BUDLONG AVE)

PROJECT NO. JN 506

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:

<https://www.e-arc.com/location/costamesa/>
(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>

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 **2:00 PM on February 26, 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 26, 2026
(Shortly thereafter the deadline)
Join ZOOM Meeting

<https://us02web.zoom.us/j/81146374106>
Meeting ID: 811 4637 4106

Dial by phone: +1 669 900 9128 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@cityofgardena.org.

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **"BID ON PROJECT NO. JN 506**. 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, material, tools, equipment, appurtenances and incidental for installation of concrete footings, pull boxes, poles, decorative string lights and connection to designated power sources in accordance with the plans and specifications.

ENGINEER'S ESTIMATE: \$125,000

The time of completion of contract shall be **35 working days** as defined in the latest Standard Specifications for Public Works ("Greenbook"). Liquidated Damages, as defined in Section 6-9, shall be **\$100 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 general/prime contractor shall at the time of the bidding possess the required valid State of California Contractors License. Licenses **Class C-8 and/or Class C-10 and /or Class B or, Class-A** General Engineering Contractor. **The self-performance requirement for the prime/general contractor has been reduced to minimum of 35%.**

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.

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the Labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

These requirements will apply to all public works projects that are

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

Legal Notices-GV

subject to the prevailing wage requirements of the Labor Code without regard to funding source.

The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at <http://www.dir.ca.gov/DLSR/PWD/index.htm>).

Skilled and Trained Workforce: This project is subject to Skilled and Trained Workforce Requirements per Sections 2600 through 2603 of the Public Contract Code.

Award of Contract: The following are conditions to the award of the contract:

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5, subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor or is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor or listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Amir H. Modarressi PE, Project Engineer, Public Works Engineering Division at 310.217.9631
Gardena Valley News 2/5,12/2026-160364

CITY OF GARDENA NOTICE INVITING BIDS
For
CRENSHAW BLVD STREET IMPROVEMENTS (NB)
ROSECRANS AVE TO 129TH PL

PROJECT NO. JN 988

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:

<https://www.e-arc.com/location/costa-mesa/>

Scroll down to “Planrooms”/“Order From PlanWell”/“Public Planroom” and select City of Gardena under the “in all company” pull-

down menu.

For assistance with access or placing an order, 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 **2:30 PM on February 26, 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: 2:30 PM on February 26, 2026 (Shortly thereafter the deadline)
Join ZOOM Meeting

<https://us02web.zoom.us/j/86912270507>
Meeting ID: 869 1227 0507
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@cityofgardena.org.

All bids must be in writing, must be sealed, and must be plainly marked on the outside: **“BID ON PROJECT NO. 988**. 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: Work consists of excavation, asphalt concrete pavement, cold mill, curb and gutter, sidewalk, cross gutter, adjustment of manholes and water valves to grade, driveway, striping and signage, traffic control, water pollution control and all other related work for Crenshaw Boulevard (Northbound) from Rosecrans Avenue to 129th Place (600’ S/O El Segundo)

ENGINEER’S ESTIMATE: \$562,000

The time of completion of contract shall be **60 working days** as defined in the latest Standard Specifications for Public Works (“Greenbook”). Liquidated Damages, as defined in Section 6-9, shall be **\$2000 per each consecutive calendar day**.

The City’s intent is to issue the Notice to Proceed for April 6, 2026.

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, 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”** 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 if 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.

As of **January 1, 2016**, the requirement to furnish electronic certified payroll records to the Labor Commissioner will apply to all public works projects, whether new or ongoing. City may require a copy of the electronic certified payroll records submitted to the DIR at any time.

Exceptions: The Labor Commissioner may (but is not required to) excuse contractors and subcontractors from furnishing electronic certified payroll records to the Labor Commissioner on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District, and County of Sacramento) or that is covered by a qualifying project labor agreement.

These requirements will apply to all public works projects that are subject to the prevailing wage requirements of the Labor Code

without regard to funding source.

The State General Prevailing Wage Determination is as established by the California Department of Industrial Relations (available at <http://www.dir.ca.gov/DLSR/PWD/index.htm>).

Skilled and Trained Workforce: This project may be subject to Skilled and Trained Workforce requirements under Sections 2600 through 2603 of the California Public Contract Code, if applicable.

Award of Contract: The following are conditions to the award of the contract:

I. Each contractor and subcontractor listed on the bid must be registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5, subject to the limited exceptions set forth in Labor Code Section 1771.1(a) (regarding the submission of a bid as authorized by Business & Professions Code Section 7029.1 or Public Contract Code Section 10164 or 20103.5 provided the contractor or is registered to perform public work pursuant to Section 1725.5 at the time the contract was awarded); and II. No contractor or subcontractor may be awarded this contract unless the contractor and each subcontractor or listed on the bid is registered with the Department of Industrial Relations pursuant to Section 17265.5.

Any questions regarding this bid package may be referred to Amir H. Modarressi, PE, Public Works Engineering Division at 310.217.9631.
Gardena Valley News 2/5,12/2026-160475

NOTICE OF PETITION TO ADMINISTER ESTATE OF: AMIN ABUBAKIR MOHAMAD CASE NO. 26STPB01023

To all heirs, beneficiaries, creditors, and persons who may otherwise be interested in the WILL or estate, or both of AMIN ABUBAKIR MOHAMAD. A PETITION FOR PROBATE has been filed by LIEN THI MY NGUYEN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that LIEN THI MY NGUYEN 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 tak-

ing 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: 03/03/26 at 8:30AM in Dept. 44 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 LIEM H. DO, ESQ. - SBN 129029
LIEM H. DO & ASSOCIATES, APLC
8231 WESTMINSTER BLVD.
WESTMINSTER CA 92683
Telephone (714) 898-7579
BSC 228022
2/12, 2/19, 2/26/26
CNS-4010838#
GARDENA VALLEY NEWS
Gardena Valley News 2/12,19,26/2026-160668

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN FRIERSON aka STEVEN DON FRIERSON Case No. 26STPB01212

To all heirs, beneficiaries, creditors, contingent creditors, and per-

sons who may otherwise be interested in the will or estate, or both, of STEVEN FRIERSON aka STEVEN DON FRIERSON A PETITION FOR PROBATE has been filed by Tonda Frierson in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Tonda Frierson 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 on March 6, 2026 at 8:30 AM in Dept. No. 4 located at 111 N. Hill St., Los Angeles, CA 90012.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for petitioner:
EUGENE S ALKANA ESQ SBN 60411
LAW OFFICES OF EUGENE S ALKANA APLC
131 N EL MOLINO AVE
STE 310
PASADENA CA 91101
CN124299 FRIERSON Feb 12,19,26, 2026
Gardena Valley News 2/12,19,26/2026-160669

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 **FEBRUARY 26, 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: TOOLS AND CAR PARTS
ANDREA CARLIE: TOTES AND BAGS
HENRY ARMSTRONG: MARINA STEELE: BOXES AND PIANO
BRANDON HENDRIX: GOLF CART, BOXES, SKATE BOARD, MISC HOUSEHOLD
BRANDON HENDRIX: CAR ENGINE PARTS
ADAN BARRERAS: TOOLS AND TOTES
MONIQUE ALLEN: TOTES, BOXES, FURNITURE, GAMES
ZAIMA HERRERA: SUITCASE, TOTES, BOXES
ADRIEN COE: TOTES, BOXES, CLOTHES
JOSE FARRERAS: BAGS AND CLOTHES
JACQUELINE YATES: BOXES AND TOTES
MICHAEL BEVERLY: TIRE, SUITCASES, BAGS
FLETCHER EARLES: TOTES AND BOXES
KATERINE RAMIREZ: FURNITURE AND BOXES
KAREN SUE LAWS: BOXES, TOTES, SMALL PIANO

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 2/12,19/2026-160721