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SUMMONS
(Family Law)
NOTICE TO RESPONDENT (Aviso al Demandado):
EMMETT LOUIS SMITH
You have been sued. Read the information below. Lo han demandado. Lea la informacion en la pagina siguiente.
Petitioner's name is (Nombre del demandante):
LISA SINGLETON SMITH
CASE NUMBER
25TRFL00776

You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selphelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.

NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. **FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. Tiene 30 dias de calendario despues de haber recibido la en-

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trega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado.

A V I S O - L A S ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente extintos a peticion de usted o de la otra parte. The name and address of the court are (El nombre y direccion de la corte son): **TORRANCE COURT-HOUSE, 825 MAPLE AVE, TORRANCE, CA 90503**

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and telephone number of petitioner's attorney, or petitioner without an attorney, are (El nombre, direccion y el número de teléfono del abogado del solicitante, o del solicitante si no tiene abogado, son): **LISA SINGLETON SMITH, 20707 ANZA AVE #4, TORRANCE, CA 90503. (310) 729-6243**
Date (Fecha): **07/31/2025**
DAVID W. SLAYTON, Clerk, by (Secretario, por) **P. DAVILA**, Deputy (Asistente)
Gardena Valley News 5/14,21,28,6/4/2026-163272

FICTITIOUS BUSINESS NAME STATEMENT 2026-098506

The following person is doing business as: **LA SHIN'S CONSTRUCTION**, 1333 W 168TH ST, GARDENA, CA 90247. Registered Owners: **SHINGO NAKAYAMA**, 1333 W 168TH ST, 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: **SHINGO NAKAYAMA**, OWNER. This statement was filed with the County Recorder Office: **05/05/2026**. 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 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 5/14,21,28,6/4/2026-163494

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B20260207591. Registered Owners: **UNIQUE NAILS LLC**, 12750 CRENSHAW BLVD, HAWTHORNE, CA 90250. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **N/A**. Signed: **DONG THI HANGUYEN**, CEO. This statement was filed with the County Recorder Office: **05/08/2026**. 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 5/14,21,28,6/4/2026-163494

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26TRCP00174

TO ALL INTERESTED PERSONS: Petitioner: **ROCIO NUNO GONZALEZ** filed a petition with this court for a decree changing names as follows: **ROCIO NUNO GONZALEZ** to **ROSIO MARTINEZ**.

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

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without a hearing.
NOTICE OF HEARING
6/26/2026
9:30 AM in Dept 5 Superior Court of California County of Los Angeles
One Regent Street Inglewood, CA 90301
To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: **Gardena Valley News**
DATE: **05/08/2026**

Judge of the Superior Court
Gardena Valley News 5/14,21,28,6/4/2026-163495

FICTITIOUS BUSINESS NAME STATEMENT 2026-100766

The following person is doing business as: **THE MARGAUX METHOD: SKINCARE**, 22015 MAIN ST UNIT A, CARSON, CA 90745. Registered Owners: **THE MARGAUX METHOD CO.**, 22015 MAIN ST UNIT A, CARSON, CA 90745. This business is conducted by: **CORPORATION**. The date registrant started to transact business under the fictitious business name or names listed above: **05/2026**. Signed: **CARMINA DEL BAGNISAL**, PRESIDENT. This statement was filed with the County Recorder Office: **05/07/2026**. 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 5/21,28,6/4,11/2026-163701

FICTITIOUS BUSINESS NAME STATEMENT 2026-099395

The following person is doing business as: **VERMONT VILLAGE MHP**, 1215 W 134TH STREET, GARDENA, CA 90247. AI #ON **B20250345180**. Registered Owners: **PRINAM LLC.**, 1420 S ZEKE AND ELSIE AVE, LA HABRA, CA 90631. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to trans-

act business under the fictitious business name or names listed above: **01/2026**. Signed: **DEEPAK DOSHI**, OWNER. This statement was filed with the County Recorder Office: **05/05/2026**. 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 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 5/21,28,6/4,11/2026-163700

FICTITIOUS BUSINESS NAME STATEMENT 2026-092355

The following person is doing business as: a) **MARGAUX MANAGEMENT GRP. b) THE MARGAUX METHOD: AESTHETICS & WELLNESS**, 22015 MAIN ST UNIT A, CARSON, CA 90745. AI #ON **B20250270029**. Registered Owners: **THE MARGAUX METHOD CO.**, 22015 MAIN ST UNIT A, CARSON, CA 90745. This business is conducted by: **CORPORATION**. The date registrant started to transact business under the fictitious business name or names listed above: **04/2026**. Signed: **CARMINA DEL O. BAGNISAL**, PRESIDENT. This statement was filed with the County Recorder Office: **04/28/2026**. 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 5/21,28,6/4,11/2026-163701

FICTITIOUS BUSINESS NAME STATEMENT 2026-100766

The following person is doing business as: **THE MARGAUX METHOD: SKINCARE**, 22015 MAIN ST UNIT A, CARSON, CA 90745. Registered Owners: **THE MARGAUX METHOD CO.**, 22015 MAIN ST UNIT A, CARSON, CA 90745. This business is conducted by: **CORPORATION**. The date registrant started to transact business under the fictitious business name or names listed above: **05/2026**. Signed: **CARMINA DEL BAGNISAL**, PRESIDENT. This statement was filed with the County Recorder Office: **05/07/2026**. 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 5/21,28,6/4,11/2026-163701

FICTITIOUS BUSINESS NAME STATEMENT 2026-099395

The following person is doing business as: **VERMONT VILLAGE MHP**, 1215 W 134TH STREET, GARDENA, CA 90247. AI #ON **B20250345180**. Registered Owners: **PRINAM LLC.**, 1420 S ZEKE AND ELSIE AVE, LA HABRA, CA 90631. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to trans-

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act business under the fictitious business name or names listed above: **01/2026**. Signed: **DEEPAK DOSHI**, OWNER. This statement was filed with the County Recorder Office: **05/05/2026**. 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 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 5/21,28,6/4,11/2026-163708

FICTITIOUS BUSINESS NAME STATEMENT 2026-094272

The following person is doing business as: **MELLOW MIKAN**, 420 AVENUE G APT 26, REDONDO BEACH, CA 90277. Registered Owners: **BRITTANY GREANER**, 420 AVENUE G APT 26, REDONDO BEACH, CA 90277. This business is conducted by: **INDIVIDUAL**. The date registrant started to transact business under the fictitious business name or names listed above: **04/2026**. Signed: **BRITTANY GREANER**, OWNER. This statement was filed with the County Recorder Office: **04/29/2026**. 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 5/21,28,6/4,11/2026-163715

FICTITIOUS BUSINESS NAME STATEMENT 2026-102937

The following person is doing business as: **TOOLBOX LEARNING CO.**, 843 W 164TH ST, GARDENA, CA 90247. AI #ON **B20260193520**. Registered Owners: **TOOLBOX LEARNING CO., LLC**, 843 W 164TH ST, GARDENA, CA 90247. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **05/2026**. Signed: **SANDRA AGUILAR**, MANAGER. This statement was filed with the County Recorder Office: **05/11/2026**. Notice — This Fictitious Name Statement expires five

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FICTITIOUS BUSINESS NAME STATEMENT 2026-081136

The following person is doing business as: **YUZU WORKS**, 420 AVE G APT 26, REDONDO BEACH, CA 90277. Registered Owners: **YUKI SUZUKI**, 420 AVE G APT 26. **REDONDO BEACH, CA 90277**. 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: **YUKI SUZUKI**, OWNER. This statement was filed with the County Recorder Office: **04/13/2026**. 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 5/21,28,6/4,11/2026-163715

FICTITIOUS BUSINESS NAME STATEMENT 2026-102937

The following person is doing business as: **TOOLBOX LEARNING CO.**, 843 W 164TH ST, GARDENA, CA 90247. AI #ON **B20260193520**. Registered Owners: **TOOLBOX LEARNING CO., LLC**, 843 W 164TH ST, GARDENA, CA 90247. This business is conducted by: **LIMITED LIABILITY COMPANY**. The date registrant started to transact business under the fictitious business name or names listed above: **05/2026**. Signed: **SANDRA AGUILAR**, MANAGER. This statement was filed with the County Recorder Office: **05/11/2026**. Notice — This Fictitious Name Statement expires five

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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 5/28,6/4,11,18/2026-163865

FICTITIOUS BUSINESS NAME STATEMENT 2026-107420

The following person is doing business as: **HEALING THROUGH GARDENING**, 4128 WEST 147TH STREET, LAWDALE, CA 90260. Registered Owners: OMEGA MOORE, 4128 WEST 147TH STREET, LAWDALE, CA 90260. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 05/2026. Signed: OMEGA MOORE, OWNER. This statement was filed with the County Recorder Office: 05/15/2026. 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 5/28,6/4,11,18/2026-163866

FICTITIOUS BUSINESS NAME STATEMENT 2026-098130

The following person is doing business as: **CELEBRITY MOVING SOLUTIONS**, 3320 185TH ST, TORRANCE, CA 90504. Registered Owners: JORGE LUNA BENAVIDES II, 3320 185TH ST, TORRANCE, CA 90504. 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: JORGE LUNA BENAVIDES II, OWNER. This statement was filed with the County Recorder Office: 05/04/2026. 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 Ficti-

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tious 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 6/4,11,18,25/2026-164125

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2026-098770
File No.: 2026079830
Date Filed: 04/10/2026.
Name of Business: **JOYLAND MOTEL**, 6268 LONG BEACH BLVD, LONG BEACH, CA 90805. Registered Owner(s): BALUBHAI PATEL, 6268 LONG BEACH BLVD, LONG BEACH, CA 90805 & USHABEN PATEL, 6268 LONG BEACH BLVD, LONG BEACH, CA 90805. This business was conducted by: MARRIED COUPLE. Signed: BALUBHAI PATEL, OWNER. This statement was filed with the County Clerk of LOS ANGELES County on 05/05/2026
Gardena Valley News 6/4,11,18,25/2026-164124

FICTITIOUS BUSINESS NAME STATEMENT 2026-077364

The following person is doing business as: a) **FERNREST STRATEGIC CAPITAL** b) **EQUITY BUSINESS FUNDING**, PO BOX 221, HARBOR CITY, CA 90710. Registered Owners: LLOYD EDWARD WATKINS, 1033 FERNREST DRIVE, HARBOR CITY, CA 90710. 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: LLOYD EDWARD WATKINS, OWNER. This statement was filed with the County Recorder Office: 04/08/2026. 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 6/4,11,18,25/2026-164131

Legal Notices-GV**NOTICE OF PETITION TO ADMINISTER ESTATE OF COREY D. WATSON Case No. 26STPB05165**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of COREY D. WATSON
A PETITION FOR

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PROBATE has been filed by Abraham Watson in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Abraham Watson 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 June 8, 2026 at 8:30 AM in Dept. No. 600 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: RICHARD T MILLER ESQ SBN 155522 THE LAW OFFICES OF RICHARD T MILLER

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7120 HAYVENHURST AVE NO 108 VAN NUYS CA 91406 CN127449 WATSON May 21,28, Jun 4, 2026
Gardena Valley News 5/21,28,6/4/2026-163642

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HIROKO NAKAYAMA AKA HIROKO NAKAYAMA Case No. 26STPB05810

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HIROKO NAKAYAMA AKA HIROKO NAKAYAMA. A PETITION FOR PROBATE has been filed by COUNTY OF LOS ANGELES PUBLIC ADMINISTRATOR in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that COUNTY OF LOS ANGELES PUBLIC ADMINISTRATOR be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on June 8, 2026 at 8:30 AM in Dept. No. 600 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: RICHARD T MILLER ESQ SBN 155522 THE LAW OFFICES OF RICHARD T MILLER

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ity 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 BRETT WAKINO - SBN 162417, DEPUTY COUNTY COUNSEL OFFICE OF THE LOS ANGELES COUNTY COUNSEL 500 W. TEMPLE STREET, 6TH FLOOR LOS ANGELES CA 90012 Telephone (213) 584-1431 5/28, 6/4, 6/11/26
CNS-4046666# GARDENA VALLEY NEWS Gardena Valley News 5/28,6/4,11/2026-163867

T.S. No.: 26-18388
Loan No.: *5735 APN: 6111-006-015
Order Number: 2766171CAD
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) DATED 8/18/2025. 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. On 7/1/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) dated 8/18/2025 ("Deed of Trust") recorded on 8/22/2025, as Instrument No. 20250573279, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Rain Garden LLC, A California Limited Liability Company ("Trustor"), as trustor, to secure obligations in favor of Center Street Lending VIII SPE, LLC, A Delaware Limited Liability Company, as beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by Cash, a Cashier's check drawn by a state or national bank, or a check drawn by a state or federal sav-

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ings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). Checks must be made payable to Prestige Default Services. At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) in the property situated in said County, California, The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1267-1269 WEST 166TH STREET, Gardena, California 90247

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warrant, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of the note(s) secured by said DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), with interest (including, without limitation, default interest) and late charges thereon, the prepayment premium, legal fees and other costs, fees, expenses and charges, and advances, and interest thereon, and the fees, charges and expenses of the undersigned trustee ("Trustee") as provided in the note, loan agreement and other loan documents secured by the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES), at the time of the initial publication of this Notice of Trustee's Sale reasonably (Estimated as of 6 / 1 5 / 2 0 2 6) \$1,181,237.94. The amount may be greater on the day of sale as accrued interest, costs and fees, and any additional advances, will increase the figure prior to sale. The current beneficiary under the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of this estate described in this Notice of Unified Trust-

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ee's Sale all of the personal property and fixtures described in the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) and this Notice of Unified Trustee's Sale. The personal property which was given as security for trustor's obligation as described in the DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES). No warranty is made that any or all of the personal property and/or fixtures still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property and/or fixtures, which shall be sold "as is" "where is". The Beneficiary heretofore executed and delivered to the undersigned, a Written Declaration of Default and Demand for Sale, and a Written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located, and more than three months have elapsed since such recordation. 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 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

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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 (949) 776-4697 or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 26-18388. 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. Date: 5/26/2026 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Heanna Petersen, Commercial Trustee Sale Officer PPP #26-005801
Gardena Valley News 6/4,11,18/2026-163937

T.S. No.: 26-18378
Loan No.: *2890 APN: 6117-030-005
Order Number: 2766071CAD
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) DATED 5/29/2024. 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. On 7/1/2026 at 11:00 AM, Prestige Default Services, LLC, as duly appointed Trustee under and pursuant that certain DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENT OF RENTS AND LEASES) dated 5/29/2024 ("Deed of Trust") recorded on 6/7/2024, as Instrument No. 20240372751, of Official Records in the Office of the Recorder of Los Angeles County, California, executed by Bella Assets LLC, A California Limited Liability Company

