

# ANTELOPE VALLEY Journal

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Number 3

FRIDAY, JANUARY 17, 2025

## WHY WILDFIRE SEASON KEEPS GETTING LONGER, MORE DEVASTATING

As climate change warms the planet, wildfires have become so unpredictable and extreme that new words were invented: firenado, gigafire, fire siege — even fire pandemic. California has 78 more annual “fire days” — when conditions are ripe for fires to spark — than 50 years ago. When is California’s wildfire season? With recurring droughts, it is now year-round.

Nothing is as it was. Where are the worst California wildfires? All over. Whatever NIM-BYism that gave comfort to some Californians — never having a fire in their community before — no longer applies to most areas.

Los Angeles County is the latest victim. At least 24 people have died in the Palisades Fire along the coast in Los Angeles and the Eaton Fire in the foothills of the San Gabriel Mountains. All of Southern California is experiencing drought



conditions, with close to zero rainfall since May, and severe Santa Ana winds.

Southern California’s coastal fires typically have to be driven by desert winds. But no longer. Vegetation along the usually moist coast is often so parched that it doesn’t need winds to fan wildfires.

Also, in the far north, California’s so-called “asbestos forests” have lost their immu-

■ *Wildfire Season, see page 2*

## Extreme Santa Ana Wind event safety update, resources

San Bernardino County has been experiencing a high Santa Ana wind event since Tuesday. Gusts have reached up to 80 mph in some areas, while most of the Inland Empire experienced sustained winds of 50-60 mph. The High Desert, including Victorville and Apple Valley, also saw gusts of 40-50 mph. These intense winds, combined with critically low



humidity, created dangerous fire conditions and contributed to downed trees and potential damage throughout the region.

Though the most extreme weather has passed, residents should remain cautious as the region continues to experience gusty conditions into today, Jan. 9. These ongoing winds, though not as strong as earlier in the week, combined with low humidity, have extended the red flag warning for fire danger through this evening. The National Weather Service advises that fire risks remain high, and any new fire ignitions could spread quickly due

to critically dry conditions.

These weather conditions can cause power outages, and they may prompt Southern California Edison (SCE) to declare a Public Safety Power Shutoff (PSPS) to prevent wildfires. Residents are encouraged to monitor the SCE Outage Center for details on potential outages and estimated restoration times. Proactive planning and awareness can help minimize disruptions caused by these conditions.

San Bernardino County agencies have been actively responding to this wind event.

■ *Extreme Wind, see page 2*

## Pet of the Week

Meet our Pet of the Week: Carla (ID# A813264). Carla is a sweet one-year-old female Labrador Retriever. She has a gentle demeanor and loves being petted. If you would like to meet Carla, please visit the Devore Animal Shelter and ask to see ID# A813264. We’re open seven days a week.

For more information about animals available for adoption, please visit San Bernardino County Animal Care at [animalcare.sbcounty.gov/pets](http://animalcare.sbcounty.gov/pets) or call 1-800-472-5609.



## EXTREME WIND ADVISORY *from Page 1*

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San Bernardino County agencies have been actively responding to this wind event. The county's Office of Emergency Services activated its Emergency Operations Center earlier in the week to coordinate recovery efforts. County Fire strike teams, along with Public Works crews, addressed incidents ranging from downed trees to snow removal in the mountain communities of Big

Bear and Wrightwood, which received unexpected snowfall on Monday.

For the most updated information on the high wind event, visit the county's Extreme Wind Event Page. Explore safety tips, preparation guides and local resources to stay aware, vigilant and ready.

### High wind safety tips for your home

- Secure outdoor objects like furniture, decorations, garbage cans and anything else that could blow away and cause damage.

- Trim tree branches away from your home and power lines.

- Remove any dead trees or overhanging branches near structures and secure loose roofing materials.

- Make sure you have suf-

ficient water, non-perishable food, flashlights and batteries in case of power outages. Charge phones and medical devices in advance.

- Tune in to local weather forecasts and bulletins through the National Weather Service, NOAA Weather Radio or local news.

- Sign up for notifications through your energy provider or local emergency systems.

## WILDFIRE SEASON *from Page 1*

nity. Massive fires tore through dense, moist rainforests where climate change chased away the region's protective layer of fog and mist.

What causes California's wildfires? Arson and power lines are the major triggers. A 2022 audit showed that utilities aren't doing enough to prevent fires. But lightning-sparked fires, like the one that burned Big Basin park, are a fairly recent trend.

Unpredictable and hugely powerful lightning storms — tens of thousands of strikes in a span of days — bombard already dry and vulnerable landscapes. Scientists say to expect more lightning as the planet warms. And, aided and abetted by drought, more than 163 million trees have been killed by drought or insects.

The job of battling these larger, more stubborn California wildfires has become more complicated, fearsome and deadly, straining the state's already overworked firefighters.

And much, much more costly. The Legislative Analyst's Office provided this sobering calculation: CalFire's total funding for fire protection, resource management and fire prevention has grown from \$800 million in 2005-06 to an estimated \$3.7 billion in 2021-22.

As the impacts and costs surge, homeowners are still finding that insurance compa-

nies are canceling their policies — even if they fire-harden their property.

More attention is being paid to the unhealthy smoke lingering in communities. Even California's crops are harmed, with concerns about a smoke-tainted grape harvest and impacting the state's \$58 billion wine industry.

California's landscape evolved with fire. What remains is for its inhabitants to adapt to the new reality.

And that requires yet another new term: Welcome to the "Pyrocene," coined by fire scientist Stephen J. Pyne. The age of fire.

### Wildfires contribute to climate change

No state has done as much as California to reduce its output of planet-warming greenhouse gases. Yet the smoke produced by major fires is so potent that a single weeks-long blaze can undo a year's worth of carbon-reduction efforts. State officials are concerned that what's pumped into the air during fires could impair California's ability to reach its stringent greenhouse-gas reduction goals.

A single wildfire can spew more pollutants into the air than millions of cars. Moreover, as more trees die, another weapon to combat climate change is lost: the prodigious ability of healthy trees to absorb

carbon from the atmosphere. That process is reversed if the trees burn.

### Smoke and unhealthy air from wildfires

When fires burn in uninhabited wildlands, their corrosive effects can be carried hundreds of miles by the wind, causing stinging eyes, burning throats and severe coughing. Particles in smoke can trigger asthma attacks and heart attacks. Smoke also contains cancer-causing substances and gases.

Local air districts issue warnings to residents to wear masks and avoid outside exercise. Hospital emergency rooms report increased numbers of patients seeking help for respiratory problems, and school closures can keep as many as a million children home as even indoor air quality deteriorates.

### The lingering villain: black carbon

Trees release a powerful pollutant, black carbon, as they burn. Black carbon is many thousand times more damaging than greenhouse gases. And the damage doesn't cease once flames are snuffed out; decaying forests continue to emit harmful pollutants.

If a burned-out forest is replaced by chaparral or brush, that landscape loses more than 90% of its capacity to take in and retain carbon.

## County supports victims of New Orleans terrorist attack

There is a way for residents of San Bernardino County who experienced the horror of a terrorist attack nine years ago to support the victims of the New Orleans terrorist attack that killed 14 people and injured at least 35.

“Our thoughts and prayers go out to the victims and families affected by this horrific tragedy,” said Board of Supervisors Chairman and Third District Supervisor Dawn Rowe. “As a community that experienced a terrorist attack on December 2, 2015, we sympathize with the people of New Orleans.”

On New Year’s morning, an individual who pledged allegiance to the Islamic State group drove a truck into crowds of people in the French Quarter of New Orleans after placing bombs at the scene. He then opened fire on police and was shot and killed.

On Dec. 2, 2015, two individuals who had pledged allegiance to the Islamic State group opened fire on a gathering of San Bernardino County employees in San Bernardino after placing bombs at the scene.

They opened fire on police and were shot and killed. Fourteen people, including 13 county employees were killed and more than 20 were wounded.

The world came together to support the victims of the San Bernardino attack, and the world is coming together again to support the victims of the New Orleans attack.

Those who wish to contribute to the United for New Orleans Relief Fund can visit the United Way of Southeast Louisiana’s website.

Donations will help cover funeral costs, medical expenses, crisis counseling and more. All proceeds will go directly to those impacted.



The Curtain of Courage Memorial honors the fourteen people who were taken from us by an act of terrorism on Dec. 2, 2015.

## Old West Days are coming to county museums this month

Yeehaw! Saddle up partners to journey back in time to the days of the great American West! Round up the family and join us for Old West Days, a family-friendly event taking place at both the San Bernardino County Museum and Victor Valley Museum. Uncover history of America’s western frontier, a unique landscape of converging cultures.

Old West Days at the San Bernardino County Museum is a two-day event that runs from 10 a.m. to 3 p.m. on Saturday, Jan. 18 and Sunday, Jan. 19 with card games, live music, frontier arts & crafts, historic demonstrations, tasty treats and more. Museum galleries will be open during the event and regular admission applies. San Bernardino County Museum is located at 2024 Orange Tree Lane, at the California Street exit from Interstate 10 in Redlands. The museum is open Tuesday through Sunday from 9 a.m. to 5 p.m.

Old West Days at the Victor Valley Museum is a one-day event from 10 a.m. to 3 p.m. Saturday, Jan. 25 with card games, live music, frontier arts & crafts, historic demonstrations, tasty treats and more.



Museum galleries will be open during the event and regular admission applies. Victor Valley Museum is located at 11873 Apple Valley Rd., Apple Valley. The museum is open Wednesday through Sunday 10 a.m. to 4 p.m.

General admission is \$10 (adult), \$8 (military or senior), \$7 (student), and \$5 (child ages 6 to 12). Children five and under and museum members are admitted free. Parking is free. The museums are accessible to persons with disabilities. For

more information, visit [museum.sbcounty.gov/events](http://museum.sbcounty.gov/events) or follow us on Facebook or Instagram.

The San Bernardino County Museum’s exhibits of regional, cultural and natural history and the museum’s other exciting events and programs reflect the effort by the Board of Supervisors to achieve the Countywide Vision by celebrating arts, culture and education in the county, creating quality of life for residents and visitors.

**PUBLIC NOTICE**

**CIVIL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25NWCP00003

Superior Court of California, County of LOS ANGELES  
Petition of: ALEJANDRO MIGUEL RODRIGUEZ JR. for Change of Name TO ALL INTERESTED PERSONS: Petitioner ALEJANDRO MIGUEL RODRIGUEZ JR. filed a petition with this court for a decree changing names as follows:  
ALEJANDRO MIGUEL RODRIGUEZ JR. to ALEX RODRIGUEZ

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 2/28/2025, Time: 9:30AM, Dept.: C, Room: 312

The address of the court is 12720 NORWALK BLVD. NORWALK 90650 (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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: ANTELOPE VALLEY JOURNAL

Date: 1/2/2025  
LEE W. TSAO  
Judge of the Superior Court  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884435#**  
**ANTELOPE VALLEY JOURNAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 24AVCP00306

Superior Court of California, County of LOS ANGELES  
Petition of: NAOMI ISABEL IZADI, BY AND THRU HER PARENTS, SHANETTE IZADI AND AFSHEEN IZADI for Change of Name TO ALL INTERESTED PERSONS: Petitioner NAOMI ISABEL IZADI, BY AND THRU HER PARENTS, SHANETTE IZADI AND AFSHEEN IZADI filed a petition with this court for a decree changing names as follows:  
NAOMI ISABEL IZADI to NAIMA ISABELLA IZADI

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 1/29/25, Time: 8:30AM, Dept.: A15.

The address of the court is 42011 4TH STREET WEST LANCASTER, CA 93534 (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 must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: A.V. JOURNAL

**PUBLIC NOTICE**

Date: 12/13/24  
DENISE MCLAUGHLIN - BENNETT  
Judge of the Superior Court  
1/3, 1/10, 1/17, 1/24/25  
**CNS-3882623#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAMES**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025007549  
The following person(s) is (are) doing business as: **SAWDUST AND STRIPES, 28336 LOBELIA LN VALENCIA, CA 91354**, County of LOS ANGELES  
Registered owner(s): JARROD KINDER, 28336 LOBELIA LN VALENCIA, CA 91354  
This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 01/20/25

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ JARROD KINDER, OWNER  
This statement was filed with the County Clerk of Los Angeles on 1/14/2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31, 2/7/25  
**CNS-3887395#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025005010  
The following person(s) is (are) doing business as: **FNR ENGRAVING DESIGNS, 43915 SANDSTARR CT LANCASTER, CA 93535**, County of LOS ANGELES

Registered owner(s): CRISTIAN ENRIQUE NAVARRETE, 43915 SANDSTARR CT LANCASTER, CA 93535  
REBECCA ANNETTE VAZQUEZ-NAVARRETE, 43915 SANDSTARR CT LANCASTER, CA 93535  
This business is conducted by: JOINT VENTURE  
The registrant commenced to transact business under the fictitious business name or names listed above on 12/20/24

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ CRISTIAN ENRIQUE NAVARRETE, GENERAL PARTNER

**PUBLIC NOTICE**

This statement was filed with the County Clerk of Los Angeles on 1/10/2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/17, 1/24, 1/31, 2/7/25  
**CNS-3886843#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024249728  
The following person(s) is (are) doing business as:

**SUSTAINABLE VISION PARTNERS, 210 ANNANDALE RD., PASADENA, CA 91105** County of LOS ANGELES  
Registered owner(s): ZAHIRAH MANN, 210 ANNANDALE RD., PASADENA, CA 91105  
This business is conducted by an Individual  
The registrant(s) started doing business on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ ZAHIRAH MANN, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 12/10/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884905#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024254744  
The following person(s) is (are) doing business as:

**GONZALEZ JANITORIAL SERVICES, 503 E OLDFIELD STREET, LANCASTER, CA 93535** County of LOS ANGELES  
Articles of Incorporation or Organization Number: LLC/AI No 202464611360  
Registered owner(s): GONZALEZ JANITORIAL LLC, 503 E OLDFIELD STREET, LANCASTER, CA 93535; State of Incorporation: CA  
This business is conducted by a limited liability company  
The registrant(s) started doing business on 12/20/24

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section

**PUBLIC NOTICE**

17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
GONZALEZ JANITORIAL LLC  
S/ LUIS GONZALEZ JR, MEMBER  
This statement was filed with the County Clerk of Los Angeles County on 12/17/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884902#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2025001691  
The following person(s) is (are) doing business as:

**SHORT STOP TRADER, 8641 GARIBALDI AVE SAN GABRIEL, CA 91775**, County of LOS ANGELES  
Registered owner(s): COST RECOVERY CONSULTING LLC, 8641 GARIBALDI AVE SAN GABRIEL, CA 91775, CA  
This business is conducted by: A LIMITED LIABILITY COMPANY

The registrant commenced to transact business under the fictitious business name or names listed above on 12/20/24

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ GARY DIAZ, PRESIDENT  
COST RECOVERY CONSULTING LLC  
This statement was filed with the County Clerk of Los Angeles on 1/3/2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884901#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024263027  
The following person(s) is (are) doing business as:

**IMMUNE TREE, 21241 WEST AVENUE D LANCASTER, CA 93536**, County of LOS ANGELES  
Registered owner(s): DANIEL V. MARQUEZ, 22847 W AVENUE D 211 LANCASTER, CA

**PUBLIC NOTICE**

93536  
This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ DANIEL V. MARQUEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles on DEC 31, 2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884457#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024257219  
The following person(s) is (are) doing business as:

**FURNITURE CLUB, 38424 SIERRA HWY, PALMDALE, CA 93550** County of LOS ANGELES  
Registered owner(s): PETER NG, 38424 SIERRA HWY, PALMDALE, CA 93550  
This business is conducted by an Individual  
The registrant(s) started doing business on 12/20/24

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
S/ PETER NG, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 12/19/2024.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

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).  
1/10, 1/17, 1/24, 1/31/25  
**CNS-3884144#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024261325  
The following person(s) is (are) doing business as:

**BUSINESS SAVVY 365, 17350**

**PUBLIC NOTICE**

**HUMPHERYS PARKWAY #7409 SANTA CLARITA, CA 91387**, County of LOS ANGELES  
 Registered owner(s):  
 DENISHA DAVIS, 17350 HUMPHERYS PARKWAY #7409 SANTA CLARITA, CA91387  
 This business is conducted by: AN INDIVIDUAL  
 The registrant commenced to transact business under the fictitious business name or names listed above on 02/20/2018  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
 S/ DENISHA DAVIS, OWNER  
 This statement was filed with the County Clerk of Los Angeles on 12/27/2024  
**NOTICE**-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
 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).  
**CNS-3883470#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024258594  
 The following person(s) is (are) doing business as:  
**LIN ZHANG, 9671 BROADWAY UNIT A TEMPLE CITY, CA 91780**, County of LOS ANGELES  
 Articles of Incorporation or Organization Number: AI #0N: 202124510434  
 Registered owner(s):  
 TDZ INVESTMENT LLC, 9671 BROADWAY UNIT A TEMPLE CITY, CA 91780, CA  
 This business is conducted by: A LIMITED LIABILITY COMPANY  
 The registrant commenced to transact business under the fictitious business name or names listed above on 12/20/24  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
 S/ LIN ZHANG, MEMBER  
 TDZ INVESTMENT LLC  
 This statement was filed with the County Clerk of Los Angeles on 12/23/2024  
**NOTICE**-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
 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,

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State, or common law (See Section 14411 et seq., Business and Professions Code).  
 1/3, 1/10, 1/17, 1/24/25  
**CNS-3882563#**  
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**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2024255407  
 The following person(s) is (are) doing business as:  
**DR SOPHIA C JOHNSON ENTERPRISES, 44620 VALLEY CENTRAL WAY #1085 LANCASTER, CA 93536**, County of LOS ANGELES  
 Registered owner(s):  
 SOPHIA JOHNSON, 44620 VALLEY CENTRAL WAY LANCASTER, CA 93536  
 This business is conducted by: AN INDIVIDUAL  
 The registrant commenced to transact business under the fictitious business name or names listed above on N/A  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
 S/ SOPHIA JOHNSON, OWNER  
 This statement was filed with the County Clerk of Los Angeles on 12/18/2024  
**NOTICE**-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
 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).  
**CNS-3882159#**  
**ANTELOPE VALLEY JOURNAL**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2024248993  
 The following person(s) is (are) doing business as:  
**THUNDERBOLT MOTORS, 15037 VENTURA BLVD, SHERMAN OAKS, CA 91403** County of LOS ANGELES  
 Registered owner(s):  
 THUNDERBOLT MOTORS LLC, 15037 VENTURA BLVD, SHERMAN OAKS, CA 91403; State of Incorporation: CA  
 This business is conducted by a limited liability company  
 The registrant(s) started doing business on 12/20/24.  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000)).  
**THUNDERBOLT MOTORS LLC S/ REGGIE JAMAL JOHNSON, CEO**  
 This statement was filed with the County Clerk of Los Angeles County on 12/09/2024.  
**NOTICE**-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.

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Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
 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).  
 12/27/24, 1/3, 1/10, 1/17/25  
**CNS-3881057#**  
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**PROBATE**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: PETRA G. RAMIREZ CASE NO. 25STPB00198**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PETRA G. RAMIREZ.  
 A PETITION FOR PROBATE has been filed by ADRIANA JENSEN in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that ADRIANA JENSEN be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.  
 THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held in this court as follows: 02/10/25 at 8:30AM in Dept. 2D 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

**PUBLIC NOTICE**

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  
**MIRNA EL HAZIN - SBN 195018 LAW OFFICES OF EL HAZIN & ASSOCIATES**  
 3732 12TH STREET RIVERSIDE CA 92501  
 Telephone (951) 684-8482  
 1/17, 1/24, 1/31/25  
**CNS-3886936#**  
**ANTELOPE VALLEY JOURNAL**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ALI MOSSAVI CASE NO. 25STPB00212**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ALI MOSSAVI  
 A PETITION FOR PROBATE has been filed by Denise Lang in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that Denise Lang be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.  
 THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held on Feb. 11, 2025 at 8:30 AM in Dept. No. 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 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

**PUBLIC NOTICE**

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:  
**ALICE A SALVO ESQ SBN 103796 LAW OFFICES OF ALICE A SALVO**  
 20350 VENTURA BLVD STE 110 WOODLAND HILLS CA 91364-2452  
 CN113258 MOSSAVI  
 1/17, 1/24, 1/31/25  
**CNS-3886797#**  
**ANTELOPE VALLEY JOURNAL**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**CATHERINE ELIZABETH AVERILL CASE NO. 24AVPB00569**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CATHERINE ELIZABETH AVERILL.  
 A PETITION FOR PROBATE has been filed by BRONWYN DALY in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that BRONWYN DALY 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: 02/13/25 at 10:30AM in Dept. A-14 located at 42011 4TH STREET WEST, LANCASTER, CA 93534  
**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.

**PUBLIC NOTICE**

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.

In Pro Per Petitioner  
BRONWYN DALY  
P.O. BOX 321  
PEARLBLOSSOM CA 93553  
1/10, 1/17, 1/24/25  
CNS-3885180#  
ANTELOPE VALLEY JOURNAL

**NOTICE OF PETITION TO  
ADMINISTER ESTATE  
OF:  
MOHAMMAD DAWOOD  
SAYIED**

**CASE NO. 24AVPB00399**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MOHAMMAD DAWOOD SAYIED.

A PETITION FOR PROBATE has been filed by AHMAD SAYIED in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that AHMAD SAYIED 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: 03/13/25 at 10:30AM in Dept. A-14 located at 42011 4TH STREET WEST, LANCASTER, CA 93534

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

**PUBLIC NOTICE**

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.

In Pro Per Petitioner  
AHMAD SAYIED  
12005 STURGEON CREEK  
DRIVE  
BAKERSFIELD CA 93311  
1/10, 1/17, 1/24/25  
CNS-3884085#  
ANTELOPE VALLEY JOURNAL

**TRUSTEE SALES**

APN: 3150-050-022 TS No.: CA07001574-22-4 TO No.: 240520106-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 17, 2022. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 6, 2025 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on January 21, 2022 as Instrument No. 20220079883, of official records in the Office of the Recorder of Los Angeles County, California, executed by ALISON MARIE ROCHA, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FRANKLIN LOAN CENTER, A CALIFORNIA CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 43941 30TH STREET EAST, LANCASTER, CA 93535 The undersigned Trustee disclaims any liability for any incorrectness of the

**PUBLIC NOTICE**

street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$479,544.50 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential 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 visit the Internet Website address [www.Auction.com](http://www.Auction.com) or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07001574-22-4. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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

**PUBLIC NOTICE**

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 800.280.2832, or visit this internet website [www.Auction.com](http://www.Auction.com), using the file number assigned to this case CA07001574-22-4 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. Date: December 31, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA07001574-22-4 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 AV0469522 To: ANTELOPE VALLEY JOURNAL 01/17/2025, 01/24/2025, 01/31/2025 1/17, 1/24, 1/31/25 CNS-3886349# ANTELOPE VALLEY JOURNAL

APN: 3102-025-096 TS No.: 24-08350CA TSG Order No.: 240456909-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 18, 2021. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded June 28, 2021 as Document No.: 20211010008 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: ERAN D. RAMIREZ, A SINGLE MAN AND JANUARY J. RAMIREZ, A SINGLE WOMAN, AS JOINT TENANTS, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: March 6, 2025 Sale Time: 9:00 AM Sale Location: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 2 File No.: 24-08350CA The street address and other common designation, if any, of the real property described above is purported to be: 5002 W. Ave L3 - Lancaster (Unincorporated Area, CA 93536. 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 in an "AS IS" condition, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges

**PUBLIC NOTICE**

and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$261,048.09 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08350CA. 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 (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-08350CA 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. 3 File No.: 24-08350CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affiniaservices.com](http://www.affiniaservices.com) or Call (866) 932-0360 Dated: December 23, 2024 By: Carlos F. Quezada Foreclosure Associate Affinia Default Services, LLC

**PUBLIC NOTICE**

301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 AV0469202 To: ANTELOPE VALLEY JOURNAL 01/17/2025, 01/24/2025, 01/31/2025

1/17, 1/24, 1/31/25  
**CNS-3886002#**  
**ANTELOPE VALLEY JOURNAL**

APN: 3119-018-033 TS No.: 24-08427CA TSG Order No.: 240493080 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 1, 2022. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded September 14, 2022 as Document No.: 20220902984 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Karen Yesayan, an unmarried man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: February 11, 2025 Sale Time: 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 2 File No.:24-08427CA The street address and other common designation, if any, of the real property described above is purported to be: 1514 Regents St, Lancaster, CA 93534. 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 in an "AS IS" condition, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$109,824.22 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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

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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, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08427CA. 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 24-08427CA 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. 3 File No.:24-08427CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affiniasdefault.com or Call (866) 932-0360 Dated: January 3, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 AV0469508 To: ANTELOPE VALLEY JOURNAL 01/17/2025, 01/24/2025, 01/31/2025 1/17, 1/24, 1/31/25  
**CNS-3886000#**  
**ANTELOPE VALLEY JOURNAL**

Loan No.: 20240126 - Nerio TS No. 2024-11198 APN: 3003-039-012 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/3/2024. 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. NOTICE IS HEREBY GIVEN, that on 1/30/2025, at 10:00 AM of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Michelle Nerio, a unmarried woman recorded on 1/29/2024 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder's Instrument No. 20240061999, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice

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of which was recorded 9/26/2024 as Recorder's Instrument No. 20240658361, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 16, Tract 43687, per Map, Book 1054, Pages 10 through 14, inclusive of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 39428 Southcliff Way, Palmdale, CA 93551. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$254,931.48. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's 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 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11198. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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

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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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2024-11198 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, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, 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. Dated: January 6, 2025 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or www.nationwideposting.com AV0469605 To: ANTELOPE VALLEY JOURNAL 01/10/2025, 01/17/2025, 01/24/2025 1/10, 1/17, 1/24/25  
**CNS-3885057#**  
**ANTELOPE VALLEY JOURNAL**

APN: 3003-022-009 TS No.: CA05000430-24-1 TO No.: 240507017-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 28, 2010. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 20, 2025 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 2, 2010 as Instrument No. 20100911991, of official records in the Office of the Recorder of Los Angeles County, California, executed by ELSIE HANSEN, A WIDOW, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 38835 MESQUITE ROAD, PALMDALE, CA 93551 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$55,256.02

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(Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential 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 visit the Internet Website address www.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000430-24-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000430-24-1 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

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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. Date: January 2, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000430-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 108830, Pub Dates: 01/10/2025, 01/17/2025, 01/24/2025, ANTELOPE VALLEY JOURNAL 1/10, 1/17, 1/24/25 CNS-3884655# ANTELOPE VALLEY JOURNAL

T.S. No.: 2023-01857-CA A.P.N.: 3012-045-014 Property Address: 1430 SPRINGLINE DR, PALMDALE, CA 93550 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서에정보요약사가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NAKAKALAKIP LUU Y: KEM THEO ĐÀY LA BÀN TRINH BÀY TÒM LƯOC VÉ THONG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/21/2006, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: Arleen Wilder, a single woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 01/04/2007 as Instrument No. 20070017242 in book ---, page --- and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 02/20/2025 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 152,481.98 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 1430 SPRINGLINE DR, PALMDALE, CA 93550 A.P.N.: 3012-045-014 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, under the terms

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of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 152,481.98 . Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site https://www.altsource.com/loginpage.aspx using the file number assigned to this case 2023-01857-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021 , 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 (855)-976-3916 , or visit this internet website https://tracker.auction.com/sb1079 , using the file number assigned to this case 2023-01857-CA 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, by remitting the funds and affidavit

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described in Section 2924m(c) of the Civil Code, 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. Date: December 29, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altsource.com/loginpage.aspx Trustee Sale Assistant 1/10, 1/17, 1/24/25 CNS-3884642# ANTELOPE VALLEY JOURNAL T.S. No.: 2024-01445-CA A.P.N.: 3204-033-005 Property Address: 6001 BROUGHAM STREET, QUARTZ HILL, CA 93536 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 注: 本文件包含一个信息摘要 참고사항: 본첨부분서에정보요약사가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NAKAKALAKIP LUU Y: KEM THEO ĐÀY LA BÀN TRINH BÀY TÒM LƯOC VÉ THONG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/01/2005, 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. Trustor: Vance Mendes and Vikki Mendes, Husband and Wife, as Joint Tenants Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 09/13/2005 as Instrument No. 05 2199150 in book --, page -- and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 02/20/2025 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 224,560.55 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 6001 BROUGHAM STREET, QUARTZ HILL, CA 93536 A.P.N.: 3204-033-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable

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estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 224,560.55 . Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site https://www.altsource.com/loginpage.aspx using the file number assigned to this case 2024-01445-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021 , 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 (855)-976-3916 , or visit this internet website https://tracker.auction.com/sb1079 , using the file number assigned to this case 2024-01445-CA 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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

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advice regarding this potential right to purchase. Date: December 30, 2024 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altsource.com/loginpage.aspx Trustee Sale Assistant 1/10, 1/17, 1/24/25 CNS-3884619# ANTELOPE VALLEY JOURNAL TS No: CA07001178-24-1-HC APN: 3122-006-058 TO No: 92018851 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on November 27, 2006, a certain Deed of Trust was executed by CALVIN COOLIDGE DIVENS AND SHIRLEY JEAN DIVENS, TRUSTEES OF CALVIN COOLIDGE DIVENS & SHIRLEY JEAN DIVENS TRUSTEES UNDER DECLARATION OF TRUST, DATED MARCH 07, 1988 as Trustor in favor of WELLS FARGO BANK, N.A. as Beneficiary and FIDELITY NATIONAL TITLE INS CO as Trustee, and was recorded on December 15, 2006, as Instrument No. 20062793003 in the Office of the County Recorder, Los Angeles County, California; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated April 9, 2019, and recorded on April 17, 2019, as Instrument No. 20190343366, in the office of the County Recorder, Los Angeles County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on October 4, 2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of December 27, 2024 is estimated to be \$453,150.71; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of MTC Financial Inc. dba Trustee Corps as Foreclosure Commissioner, recorded on October 28, 2015, as Instrument No. 20151318042, notice is hereby given that on February 18, 2025 at 10:00 AM, local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Commonly known as: 44615 GROVE LANE, LANCASTER, CA 93534 LOT 18 OF TRACT 42166, AS PER MAP RECORDED IN BOOK 1060, PAGES 22 TO 25 INCLUSIVE OF MAPS, AS RECORDED IN THE OFFICE OF SAID COUNTY. The sale will be held behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766. The Secretary of Housing and Urban Development will bid \$459,673.49. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$45,967.35 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$45,967.35 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need



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not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$453,150.71 as of December 27, 2024, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: 12/27/2024 Rosenda Cardenas, Authorized Signatory MTC Financial Inc. dba Trustee Corps Foreclosure Commissioner 17100 Gillette Ave, Irvine, CA 92614 Phone: 949-252-8300 Fax: 949-252-8330 SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 108787, Pub Dates: 01/10/2025, 01/17/2025, 01/24/2025, ANTELOPE VALLEY JOURNAL 1/10, 1/17, 1/24/25 CNS-3884406# ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE TSG No.: 8791037 TS No.: 24-007542 APN: 3121-014-026 Property Address: 1273 W KILDARE ST, LANCASTER, CA

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93534 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/06/2022. 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 02/06/2025 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/13/2022, as Instrument No. 20220717290, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: MARCO ANTONIO MUNGUIA AND JENNY MUNGUIA, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 3121-014-026 The street address and other common designation, if any, of the real property described above is purported to be: 1273 W KILDARE ST, LANCASTER, CA 93534 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$520,350.37. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. 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. All bids are subject to California Civil Code 2924h and are sold "AS-IS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagor, 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

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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 844-693-4761 or visit this internet website [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-007542 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 if conducted after January 1, 2021, 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 844-693-4761, or visit this internet website [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-007542 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 844-693-4761 AV0469311 To: ANTELOPE VALLEY JOURNAL 01/10/2025, 01/17/2025, 01/24/2025 1/10, 1/17, 1/24/25 CNS-3884092# ANTELOPE VALLEY JOURNAL

TS No: CA08000624-23-1 APN: 3075-002-012 TO No: 230227693-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED November 1, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 11, 2025 at 10:00 AM, behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 8, 2006 as Instrument No. 06 2479622, and that said Deed of Trust was modified by Modification Agreement and recorded April 6, 2017 as Instrument Number 20170377856, of official records in the Office of the Recorder of Los Angeles County, California, executed by CLEMENTE ARANDA, A SINGLE MAN, as Trustor(s), in favor of ARGENT

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MORTGAGE COMPANY, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 17357 RAWHIDE AVENUE, PALMDALE, CA 93591 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$390,942.27 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential 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 visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information

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regarding the sale of this property, using the file number assigned to this case, CA08000624-23-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08000624-23-1 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. Date: December 26, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000624-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 AV0469367 To: ANTELOPE VALLEY JOURNAL 01/10/2025, 01/17/2025, 01/24/2025 1/10, 1/17, 1/24/25 CNS-3883997# ANTELOPE VALLEY JOURNAL

T.S. No.: 22-8245 Loan No.: \*\*0406 APN: 3005-015-027 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/15/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: Natalya Veseloff, a Married Woman as Her Sole and Separate Property Duly Appointed Trustee: Prestige Default Services, LLC

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Recorded 8/20/2019 as Instrument No. 20190834982 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/3/2025 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$393,952.17 Street Address or other common designation of real property: 40605 12TH ST WEST PALMDALE, CA 93551 A.P.N.: 3005-015-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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. **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. All checks payable to Prestige Default Services, LLC. **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 22-8245. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 (949) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 22-8245 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

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potential right to purchase. Date: 12/26/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez Foreclosure Manager PPP#24-005586 1/10, 1/17, 1/24/25  
**CNS-3883302# ANTELOPE VALLEY JOURNAL**

T.S. No.: 2024-11035-CA APN: 3042-026-013 Property Address: 37375 96TH STREET EAST, LITTLEROCK, CA 93543 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/28/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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. Trustor: Manuel Vargas, an unmarried man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 8/7/2020 as Instrument No. 20200909335 in Book -- Page -- of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 1/28/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$355,200.79 Street Address or other common designation of real property: 37375 96TH STREET EAST LITTLEROCK, CA 93543 A.P.N.: 3042-026-013 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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. **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

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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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11035-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANTS:** 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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-11035-CA 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. Date: 12/23/2024 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 42166 Pub Dates 01/03, 01/10, 01/17/2025 1/3, 1/10, 1/17/25  
**CNS-3883055# ANTELOPE VALLEY JOURNAL**

T.S. No.: 24-31682 A.P.N.: 3206046028 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. 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: Lolita B. James-Jordan, an unmarried woman Duly Appointed Trustee: Vylla Solutions, LLC Recorded 4/26/2006 as

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Instrument No. 06-0912818 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Described as follows: LOT 59, OF TRACT NO. 53888-02, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1294 PAGE(S) 37 TO 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, AS RESERVED IN A DEED RECORDED APRIL 29, 2005 AS INSTRUMENT NO. 05-1003280, OFFICIAL RECORDS. Date of Sale: 1/28/2025 at 10:30 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: \$450,360.59 (Estimated) Street Address or other common designation of real property: 2300 COMPOTE CIRCLE PALMDALE AREA, CA 93551 A.P.N.: 3206046028 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney, if you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **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,

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and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-31682. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: **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 (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 24-31682 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. Date: 12/23/2024 Vylla Solutions, LLC 1600 South Douglas Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (844) 477-7869 or [www.STOXPOSTING.com](http://www.STOXPOSTING.com) for NON-SALE information: 888-313-1969 Tai Alailima, Director 1/3, 1/10, 1/17/25  
**CNS-3882449# ANTELOPE VALLEY JOURNAL**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 176510 Title No. 95529420-12 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/01/2022. 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 01/23/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/19/2022, as Instrument No. 20221182027, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Adriana Washington, a married woman, as her sole and separate property, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 3206-073-019 The street address and other common designation, if any, of the real property described above is purported to be: 3923 Eliopoulos Ranch Dr, Palmdale, CA 93551 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under

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the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$899,085.60 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 12/20/24 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 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 in 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 Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#176510. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sb1079 for information regarding the sale of this property, using the file number assigned to this case TS#176510 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

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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. A-FN4831356 01/03/2025, 01/10/2025, 01/17/2025 1/3, 1/10, 1/17/25 CNS-3882446# ANTELOPE VALLEY JOURNAL Trustee Sale No. 1225662 Notice of Trustee's Sale Loan No. Title Order No. APN TRA No. You Are In Default Under A Deed Of Trust Dated 02/07/2020. 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 Proceedings Against You, You Should Contact A Lawyer. On 01/28/2025 at 11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on May 24, 2023 as Document Number 2023033798 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Lake Hughes Recovery, as Trustor, First-Citizens Bank & Trust 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, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached hereto and incorporated by reference herein 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: 28765 & 28963 Pine Canyon Rd. & 47220 Secombe Rd., Lake Hughes Area, CA 92532. 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$741,585.78 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust 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. 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

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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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. 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 (858) 410-2154, or visit this internet website [See Link Below], using the file number assigned to this case [TS 1225662] 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. For information on sale dates please visit our website at: https://foreclosure.firstam.com/#/foreclosure Date: 12/12/24 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel 1: Lots 1, 2, 3, 4 And 5 And The North One-Half Of The Southeast Quarter And The Northeast Quarter Of The Southwest Quarter Of Section 25, Township 8 North, Range 17 West, San Bernardino Meridian, In The County Of Los Angeles, State Of California, According To The Official Plat Of Said Land. Except All Coal And Other Minerals In Said Land Together With The Right To Prospect For, Mine Remove The Same, As Excepted And Reserved By The United States Of America In Patent Recorded January 15, 1932, In Book 11261 Page 366, Official Records. Parcel 2: Lot 6 Also The Southeast Quarter Of The Southwest Quarter, Also The South Half Of The Southeast Quarter Of Section 25, Township 8 North, Range 17 West, San Bernardino Meridian, In The County Of Los Angeles, State Of California, According To The Official Plat Of Said Land Filed In The District Land Office On November 3, 1910. Except Therefrom All The Coal And Other Minerals In Said Land, Together With The Right To Prospect For, Mine And Remove The Same Pursuant To The Provisions And Limitations Of The Act Of December 29, 1916 (30 STAT 862) As Excepted And Reserved In The Patent From The United States Of America, Recorded On April 17, 1926, In Book 5846, Page 304, Official Records. Parcel 3: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, And 12 Of Section 36, Township 8 North, Range 17 West, San Bernardino Meridian, In The County Of Los Angeles, State Of California,

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**PUBLIC NOTICE**

Los Angeles, State Of California. Except Therefrom The Following Described Land. Commencing On The East And West Center Line Of Said Section, 330 Feet East Of The Southwest Corner Of Government Lot No. 2, And Running Thence North, Parallel With The West Line Of Said Section, 1056 Feet For The True Point Of Beginning, From Said True Point Of Beginning, Running Thence North, Parallel With The West Line Of Said Section, 264 Feet; Thence East Parallel With East And West Center Line Of Said Section, 165 Feet; Thence West Parallel With The East And West Center Line Of Said Section, 165 Feet To The True Point Of Beginning, Except Therefrom One-Half Of Grantors Interest In All Minerals, Oil, Gas, Brea, Asphaltum, Coal And All Other Hydrocarbon Substances, And All Geothermal Resources, Lying In Or Under Said Land, But Without Right Of Surface Entry To Extract The Same, As Conveyed To Arra Holding Co A General Partnership, By Deed Recorded November 30, 1983 As Instrument No 83-1407992 Of Official Records. APN: 3275-017-001, 3275-017-002, 3275-017-005, 3275-017-006, 3275-017-003, 3275-017-004, 3275-017-007, 3275-017-008, 3275-017-009, 3275-017-010, 3275-017-011, 3275-017-012, 3275-017-013, 3275-017-014, 3275-017-015, 3275-017-019, 3275-017-022, 3275-017-021, 3275-019-022, 3275-019-023, 3275-019-024, 3275-019-009, 3275-019-010, 3275-019-011, 3275-018-001, 3275-018-004, 3275-018-005, 3275-018-006, 3275-018-007, 3275-018-008, 3275-018-010 1/3, 1/10, 1/17/25 ANS-3882302# ANTELOPE VALLEY JOURNAL Trustee Sale No. 1225661 Notice of Trustee's Sale Loan No. Title Order No. APN TRA No. You Are In Default Under A Deed Of Trust Dated 09/19/2019. 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 Proceedings Against You, You Should Contact A Lawyer. On 01/28/2025 at 11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on September 23, 2019 as Document Number 20190990482 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Lake Hughes Recovery, as Trustor, First-Citizens Bank & Trust 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, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached hereto and incorporated by reference herein 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: 28765 & 28963 Pine Canyon Road; 47220 Secombe Road, Lake Hughes Area, CA 93532. 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 warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$741,585.78 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary

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under said Deed of Trust 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. 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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. 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 (858) 410-2154, or visit this internet website [See Link Below], using the file number assigned to this case [TS 1225661] 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. For information on sale dates please visit our website at: https://foreclosure.firstram.com/#/foreclosure Date: 12/12/24 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel 1: Lots 1, 2, 3, 4 And 5 And The North One-Half Of The Southeast Quarter And The Northeast Quarter Of The Southwest Quarter Of Section 25, Township 8 North, Range 17 West, San Bernardino Meridian, In The County Of Los Angeles, State Of California, According To The Official Plat Of Said Land, Except All Coal And Other Minerals In Said Land Together With The Right To Prospect For, Mine And Remove The Same, As Excepted And

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California prison firefighters join battle against LA wildfires



By Cayla Mihalovich

About 800 incarcerated firefighters are battling the unprecedented fires raging across Southern California, according to the California Department of Corrections and Rehabilitation. They join thousands of firefighting and emergency personnel who have been dispatched to respond to multiple fires throughout the Los Angeles area.

California's incarcerated firefighters have long provided critical support to state, local and federal government agencies in responding to various emergencies, including wildfires and floods.

Over 1,800 incarcerated firefighters live year-round in minimum-security conservation camps, also known as "fire camps," located across 25 counties in California, according to the California Department of Corrections and Rehabilitation. Those numbers have dwindled in recent years due to a declining prison population.

"Wildfires are a constant and formidable challenge for California, and the California Department of Corrections and Rehabilitations' conservation fire camps remain dedicated to supporting the state's response," said Jeff Macomber, secretary

of California's Department of Corrections and Rehabilitation in a statement to CalMatters on Wednesday. "The work of our incarcerated firefighters and staff is an essential part of this effort, and their commitment to protecting lives and property during these emergencies cannot be overstated."

The corrections department compensates incarcerated firefighters anywhere between \$5.80 and \$10.24 per day, depending upon experience. During active emergencies, Cal Fire pays incarcerated firefighters an additional \$1 per hour, according to the California Department of Corrections and Rehabilitation.

Over the course of three fire seasons, Princess Griffen fought more than 30 fires. The 32-year-old, formerly incarcerated firefighter was based at the Rainbow Conservation Camp, which has since closed, when the Woolsey Fire in Malibu broke out in November 2018.

"At camp, when it got windy, we would sleep with our boots on," she said. She and her crew of 14 were deployed for two weeks. "It felt like you were doing something that mattered instead of rotting away in a cell," she said. Griffen paroled in July 2019.

SPOTTED A MANATEE? Report sightings using Save the Manatee Club's Manatee Sighting Form! You can help provide valuable information to researchers who are tracking manatees! Whenever you spot a manatee in a river, estuary, canal, or coastal area in Florida, fill out the Manatee Sighting Form. savethemanatee.org/sightings