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What California lawmakers did to regulate artificial intelligence

By KHARI JOHNSON

California legislators just sent Gov. Gavin Newsom more than a dozen bills regulating artificial intelligence, testing for threats to critical infrastructure, curbing the use of algorithms on children, limiting the use of deepfakes, and more.

But people in and around the AI industry say the proposed laws fail to stop some of the most worrisome harms of the technology, like discrimination by businesses and government entities. At the same time, the observers say, whether passed bills get vetoed or signed into law may depend heavily on industry pressure, in particular accusations that the state is regulating itself out of competitiveness in a hot field.

Debates over the bills, and decisions by the governor on whether to sign each of them, are particularly important because California is at the epicenter of AI development, with many legislators making pledges this year to regulate the technology and put the state at the forefront of protecting people from AI around the world. California legislators just sent Gov. Gavin Newsom more than a dozen bills regulating artificial intelligence, testing for threats to critical infrastructure, curbing the use of algorithms on children, limiting the use of deepfakes, and more.

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Illustration via istockphoto.com

government entities. At the same time, the observers say, whether passed bills get vetoed or signed into law may depend heavily on industry pressure, in particular accusations that the state is regulating itself out of competitiveness in a hot field.

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■ *Regulating AI, see page 3*

In the heart of Black Los Angeles, the future of Latino political power emerges

By ALEXEI KOSEFF

LOS ANGELES — The two dozen volunteers gathered on a Saturday morning at the appropriately — almost cinematically — named Unity House got the message over and over and over again as they reviewed what to tell voters about Sade Elhawary.

Her bid for the 57th Assembly District, a historically Black swath of South Los Angeles that is now predominantly Latino, aims to build Black and brown solidarity and the political power of both groups. Elhawary, a 36-year-old former teacher and community organizer seeking public office for the first time, is herself biracial,



The crowd at the "A Taste of Soul" event in South Los Angeles on Oct. 19, 2024. Photo by Ted Soqui for CalMatters

the daughter of Guatemalan and Egyptian immigrants.

"If people learn that stuff," the deputy campaign manager said as she flipped through a Powerpoint presentation, "they'll vote for us every time."

Elhawary is running against

Efren Martinez, a 44-year-old business consultant and fellow Democrat, at a dynamic and sensitive moment for South L.A., whose complex ethnic politics were central to a leaked racist recording about redraw-

■ *Latino Power, see page 2*

Affordable housing advocate finds herself facing eviction



Laurel Lamont, founder Upward Community, at the apartment complex where she lives in Temecula on Oct. 11, 2024. Photo by Kristian Carreon for CalMatters

By DEBORAH BRENNAN

Every other week Laurel LaMont walks one block from her Temecula apartment to City Hall to make the case for a new model for low income housing.

She and her organization, Upward Community, have been calling on the city to create a community land trust, a nonprofit that buys land, then rents or sells homes to low- and moderate income residents.

But first, LaMont has a more pressing issue; she's fighting her own eviction from an affordable apartment after her earnings rose above the building's threshold for subsidized housing.

LaMont's vision — and her own dilemma — show how the statewide housing crisis has made home ownership, and even rent, unaffordable to many working people.

"For all of time we've always had a lesser earning workforce that keeps your community going — your grocers, your baristas, janitors and cooks," said LaMont, who works at Trader Joe's. "These are permanent jobs, and we deserve to live in a community we serve."

Housing prices in California are some of the highest in the country. More than half of tenants spend more than 30% of their income on rent, the Public Policy Institute of California reported.

California homes sold in September for a median price of \$868,150, according to the California Association of Realtors.

Even in Riverside County, long regarded as a haven for reasonably priced housing, the median price was \$625,000 last month. It would take an annual income of nearly \$160,000 — or \$77 an hour — with a 10% down payment to buy such a home in Temecula, according to Wells Fargo's mortgage calculator.

For years LaMont has fought for better options for what she calls the "missing middle," often referred to as workforce housing.

"There's no starter homes," said LaMont, a single mom. "There's no opening door for the lesser earning, or the single earner."

Community land trusts offer that entryway to homeownership, she argues.

Under the model, a nonprofit purchases land and builds homes for lease or sale at stable monthly rates. In the for-sale version residents can buy a home, but not the land, which is restricted to

■ *Eviction, see page 11*

THE FUTURE OF LATINO POWER *from Page 1*

ing council districts that shook the city two years ago.

The neighborhood that elected the first African-Americans to the California Legislature a century ago is now, after decades of immigration, finally poised to send a Latino member to Sacramento — a triumph for the local Latino community, which has long lagged in political representation, but one that could come at the expense of a platform for the state's shrinking Black population.

Race is not the main campaign issue in a district where housing affordability and homelessness, unemployment and crime are everyday concerns. It's also unavoidable. Both candidates are making explicit overtures to the diverse electorate — Martinez visits Black churches on Sunday mornings, Elhawary hands out posters declaring that she is "uniting our Black & brown community" — that they can be trusted to represent everyone and won't leave Black or Latino residents behind.

"The world expects you to choose," Elhawary said in an interview in her upstairs office at the Unity House, surrounded by memorabilia from her youth. A certificate from her Assembly member recognized teenage Elhawary for helping organize a college and career conference for Latina high schoolers in 2007.

"There are definitely times and places where people say, 'Well, if you're part of this, that means that you only care about Black people. And if you're a part of this, that means clearly you don't want to be a part of us.' And I think that that's totally not true. That's not who I am," she said. "If anything, it means that I get to bring a Latino perspective into Black spaces, too, and remind folks that if we want to do this work, we have to be in solidarity because you don't build power in silos."

The birth of 'Black-brown politics'

Building solidarity between Black and Latino residents has been a project in South Los Angeles for more than three decades.

The neighborhood originally became a core of African-American culture and political activity in California during the first half of the 20th century, when racially restrictive housing laws forced Black migrants arriving in Los Angeles from the South to settle there. But after middle-class families began moving away in the 1970s and 1980s because of a shrinking industrial sector and rising crime, they were replaced by waves of immigrants escaping economic crises and wars in Central America.

This transition led to explosive tension over jobs and resources — and the establishment of civic organizations to ease the conflict, such as Community Coalition, a racial and economic justice advocacy group founded in 1990 by now-Los Angeles Mayor Karen Bass.

"There's a lot of attention to Black-brown politics," said Manuel Pastor, a professor of sociology and American studies and ethnicity at the University of Southern California, who wrote a book about the demographic shift in South L.A. "It's present, but it's not always spoken."

Even as the population of the area has radically changed over the past 50 years — from 80% Black to more than two-thirds Latino now — representation has not. State and local officials are still mostly African-American.

Black political power remains outsized in South L.A. because many of the Latino residents are immigrants who are not U.S. citizens and cannot vote, while Black homeowners who have remained are deeply civically engaged.

State can't find many back pay recipients to pay them

By JEANNE KUANG

Nearly a year after California settled a major wage theft case with The Cheesecake Factory, most of the money hasn't reached the workers, underscoring the state's challenges in helping employees get back pay.

Only 42 of the former janitors who worked for the restaurant chain's contractors have received their cut of the settlement, a spokesperson for the Labor Commissioner's Office said. More than 500 workers haven't been found, leaving nearly \$700,000 of the \$1 million settlement unclaimed in state accounts.

Officials said the janitors were denied overtime pay and paid rest breaks at eight San Diego and Orange County restaurants, when workers hired by janitorial subcontractor Zulma Villegas were made to stay late by Cheesecake Factory manag-



Pizza Hut employees strike to protest ongoing wage theft and abusive scheduling practices in Los Angeles on Jan. 26, 2024. Photo by Lauren Justice for CalMatters

ers. The Labor Commissioner's Office signed the settlement last October and announced it in January. Since then, it has issued social media posts asking workers to come forward, done a television interview on a Spanish-language channel in San Diego and maintained a hotline for workers. They're

asking janitors who worked at Cheesecake Factory restaurants in Brea, Irvine, Huntington Beach, Newport Beach, Mission Viejo, Escondido and San Diego between Aug. 31, 2014, and Aug. 31, 2017 to call (619) 767-2039.

Alma Idelfonso said at the Escondido restaurant, her four-person team was assigned

too much to clean in eight hours, forcing them to work as long as 10 or 12 hours. She did it without breaks, she said, and the chemicals she used to clean grease burned her chest.

"They told us, no, they weren't going to pay five people," she said in Spanish.

She received \$20,000 in back wages earlier this year. It helped her buy a car, and support her sons financially. But it was little, she said, compared to what she believes she was owed.

"I worked sometimes 30 days in a row, I didn't rest," she said. "I feel like it was very little what we got. I feel like my co-workers also got little, because they got even less."

Still, some of the unclaimed payments could be life-changing for a low-wage worker.

The amount each worker is eligible to claim depends on

■ *Back Pay, see page 11*

REGULATING ARTIFICIAL INTELLIGENCE *from Page 1*

nology and put the state at the forefront of protecting people from AI around the world.

Without question, Senate Bill 1047 got more attention than any other AI regulation bill this year — and after it passed both chambers of the legislature by wide margins, industry and consumer advocates are closely watching to see whether Newsom signs it into law.

Introduced by San Francisco Democratic Sen. Scott Wiener, the bill addresses huge potential threats posed by AI, requiring developers of advanced AI models to test them for their ability to enable attacks on digital and physical infrastructure and help non-experts make chemical, biological, radioactive, and nuclear weapons. It also protects whistleblowers who want to report such threats from inside tech companies.

But what if the most concerning harms from AI are commonplace rather than apocalyptic? That's the view of people like Alex Hanna, head of research at Distributed AI Research, a nonprofit organization created by former Google ethical AI researchers based in California. Hanna said 1047 shows how California lawmakers focused too much on existential risk and not enough on preventing specific forms of discrimination. She would much rather lawmakers consider banning the use of facial recognition in criminal investigations since that application of AI has already been shown to lead to racial discrimination. She would also like to see government standards around potentially discriminatory technology adopted by contractors.

"I think 1047 got the most noise for God knows what reason but they're certainly not

leading the world or trying to match what Europe has in this legislation," she said of California's legislators.

Bill against AI discrimination is stripped

One bill that did address discriminatory AI was gutted and then shelved this year. Assembly Bill 2930 would have required AI developers perform impact assessments and submit them to the Civil Rights Department and would have made use of discriminatory AI illegal and subject to a \$25,000 fine for each violation.

The original bill sought to make use of discriminatory AI illegal in key sectors of the economy including housing, finance, insurance, and health care. But author Rebecca Bauer-Kahan, a San Ramon Democrat, yanked it after the Senate Appropriations Committee limited the bill to assessing AI in employment. That sort of

discrimination is already expected to be curbed by rules that the California Civil Rights Department and California Privacy Protection Agency are drafting. Bauer-Kahan told CalMatters she plans to put forward a stronger bill next year, adding, "We have strong anti-discrimination protections but under these systems we need more information."

Like Wiener's bill, Bauer-Kahan's was subject to lobbying by opponents in the tech industry, including Google, Meta, Microsoft and OpenAI, which hired its first lobbyist ever in Sacramento this spring. Unlike Wiener's bill, it also attracted opposition from nearly 100 companies from a wide range of industries, including Blue Shield of California, dating app company Bumble, biotech company Genentech, and pharmaceutical company Pfizer.

'Venom: The Last Dance' is a messy, unlikeable slog

By Bob Garver

The last time audiences saw superpowered alien symbiote Venom (Tom Hardy) and his human "host" Eddie Brock (also Hardy) on the big screen, it wasn't in a "Venom" movie, it was in a mid-credits sequence in 2021's "Spider-Man: No Way Home." The scene saw the pair briefly hop universes into the Disney-controlled Marvel Cinematic Universe, but then quickly get sucked back into the Sony-controlled Marvel universe – the one that has "Spider-Man" characters, but no Spider-Man (and is not to be confused with the animated Spider-verse).

The scene is shown again at the beginning of "Venom: The Last Dance," but it has no bearing on the story. Fans of the character should know not to expect MCU quality from this movie. This is the "Morbius"/"Madame Web" arm of the franchise.

The new film sees Eddie and Venom as fugitives in Mexico following some frowned-upon crimefighting in 2021's "Let There Be Carnage." They try to flee to New York, where they should be safe from human authorities, but they fail to factor in threats from non-humans.

Venom's recent activity inadvertently activated a device called a Codex, which exists as long as a symbiote and its human host are both alive. Supervillain Knull (Andy Serkis), imprisoned on a faraway planet, can use his minions called Xenophages to steal the Codex, break free and conquer the universe.

I think the way it works is that if the Xenophages can



swallow Venom alive, that counts as stealing the Codex for Knull. And simple evasion isn't an option for Venom because the Xenophages are sure to cause a lot of collateral damage to Earth, and he's the only one that can stop them. He and Eddie are going to have to fight.

If you thought I was spouting too much exposition just now, wait until you see the subplot about the secret Area 51 facility where symbiotes are studied by scientists like Dr. Teddy Payne (Juno Temple). The character comes complete with a backstory about feeling guilt over the death of her brother, who wanted to be a

scientist.

I get the impression that she only devotes herself to science out of guilt and not passion. If the character is supposed to be passionate about her work, it's not coming through in Temple's performance. She has several conversations with the facility's enforcer Strickland (Chiwetel Ejiofor), one of those grunts that wants to kill any being he doesn't understand, where all they do is explain the facility's purpose to one another.

Almost all of their dialogue could be preceded with the dreaded words "as you know..." because there's no way these characters wouldn't know all of

this information already, but the audience has to be filled in.

Literally thrown off their flight, Eddie and Venom hitch a ride with the hippie Moon family, led by Martin (Rhys Ifans), on their way to Area 51 to try to see aliens. I guess the family's scenes are supposed to be comic relief, but they aren't funny.

What is funny is a brief stop in Las Vegas where Eddie and Venom share a dance with franchise mainstay Mrs. Chen (Peggy Lu). Could the scene be cut without doing a disservice to the story? Yes. Should the scene stay in because it's a welcome distraction from the story? Also yes.

That scene aside, "Venom: The Last Dance" is a slog. The script is a mess, the new characters unlikeable, the action murky and hard to follow, and the mindless Xenophages are terrible antagonists, with Knull not exactly helping by sitting on the sidelines the whole time.

I'd say that Hardy comes off relatively unscathed because he has pretty good chemistry with... himself (I can't decide if that makes the repartee easier or harder), but then I found out he has a story credit on this slog, so I can't let him off the hook.

I hope this really is the "Last Dance" for these "Spider-Man"-adjacent movies outside the MCU and Spider-verse.

Grade: D

"Venom: The Last Dance" is rated PG-13 for intense sequences of violence and action, bloody images and strong language.

Chef Joanna's
KITCHEN



By Joanna Barajas

Spinach Frittata with Sun-Dried Tomatoes

Here's a great recipe I learned working at a top 5-Star Hotel. You can even "meal prep" it the night before and wake up to something tasty in the morning.

Ingredients (Serves 3):

- 1 tsp. Olive oil
- ½ cup finely chopped onion (about ½ of small onion)
- 3 cups baby spinach
- 1/4 cup sun-dried tomatoes in olive oil, or dried reconstituted in hot water, drained, and chopped
- 2 whole eggs plus 2 egg whites
- 1 tbsp. water
- ¼ tsp. Sea salt
- ¼ tsp. Freshly ground black pepper
- 2 Tbsp. feta cheese (can sub goat or Parmesan cheese)
- 1 Tbsp. thinly sliced basil
- Pair with 1 slice whole-grain toast or ½ cup berries (optional)

Equipment:

- 8-inch nonstick (small), oven-proof pan
- Bowl for mixing eggs

Directions:

1. Preheat oven to 350 F or 176 C.
2. Heat a 8-inch nonstick, ovenproof saute pan over medium heat. Add olive oil and onion and saute 2-3 minutes, or onion starts to soften.
3. Then, add spinach and sun-dried tomatoes to the pan. Cook



just until spinach is wilted, 1-2 minutes.

4. Meanwhile, in a medium bowl, mix whole eggs, egg whites with water (this makes them fluffier).

5. Pour eggs over spinach and sun-dried tomatoes in a pan. Add salt and pepper and mix briefly to distribute everything evenly.

6. Place saute pan in the oven in a middle rack and bake for 12-15 minutes, or lightly golden and eggs are not runny. Add the cheese in the last 5 minutes of cooking.

7. Cook the frittata until the egg starts to peel away from the pan and the edges are slightly golden brown.

8. Remove from the oven (carefully with pot holders) and top with cheese and basil. Slide the frittata off to a cutting board to serve. Cut into wedges.

*if you don't like sun-dried tomatoes, use ½ cup mushrooms instead. Saute them when you saute the onions. Cook until they just

begin to turn golden brown, 3-4 minutes.

I hope you love the recipe! Snap a picture and tag me @chefjoannas on instagram so I see how yours came out.

Chef Joanna is a graduate of Le Cordon Bleu in Paris and is a private chef for the stars. She also hosts pop up dinners and cooking classes inspired by her world travels. This is her last column.

PUBLIC NOTICE

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 120-33317-CM (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described. (2) The name and business addresses of the seller are: MT. WATERMAN SKI LIFTS LLC, STAR ROUTE HIGHWAY 2, LA CANADA FLINTRIDGE, CA 91011; ADDRESS VARIATIONS: STATE HIGHWAY 2, LA CANADA FLINTRIDGE, CA 91011; STATE HIGHWAY 2, PEAR BLOSSOM, CA 93553 (3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE (4) The names and business address of the Buyer(s) are: ANGELES MOUNTAIN PARTNERS LLC, 11612 WEATHERBY ROAD, LOS ALAMITOS, CA 90720 (5) The location and general description of the assets to be sold are: CERTAIN FURNITURE, FIXTURES, EQUIPMENT, GOODWILL, INVENTORY AND OTHER ASSETS of that certain business located at: STATE ROUTE HIGHWAY 2, LA CANADA FLINTRIDGE, CA 91011 (6) The business name used by the seller(s) at said location is: MT. WATERMAN SKI LIFTS (7) The anticipated date of the bulk sale is NOVEMBER 27, 2024 at the office of: GLEN OAKS ESCROW, 24018 LYONS AVE. SANTA CLARITA, CA 91321, Escrow No. 120-33317-CM, Escrow Officer: CYNTHIA MOLLER (8) Claims may be filed with Same as above. (9) The last day for filing claims is: NOVEMBER 26, 2024. (10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: SEPTEMBER 12, 2024 BUYER(S): ANGELES MOUNTAIN PARTNERS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY 2907142-PP AV JOURNAL 11/8/24 CNS-3868498# ANTELOPE VALLEY JOURNAL

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24AVCP00271 Superior Court of California, County of LOS ANGELES Petition of: JOHN DAVID RODRIGUEZ-HUNTLEY for Change of Name TO ALL INTERESTED PERSONS: Petitioner JOHN DAVID RODRIGUEZ-HUNTLEY filed a petition with this court for a decree changing names as follows: JOHN DAVID RODRIGUEZ-HUNTLEY TO JOHN DAVID RODRIGUEZ HUNTLEY 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.

PUBLIC NOTICE

If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing: Date: 12/9/24, Time: 8:30AM, Dept.: A14. The address of the court is 42011 4TH STREET WEST LANCASTER, CA 93551 (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: AV JOURNAL Date: 10/25/24 DENISE MCLAUGHLIN BENNETT Judge of the Superior Court 11/1, 11/8, 11/15, 11/22/24 CNS-3866490# ANTELOPE VALLEY JOURNAL

NOTICE OF SALE OF REAL PROPERTY BY MATTHEW L. TAYLOR, PARTITION REFEREE

Please take notice that the following real property will be sold by private sale by Matthew L. Taylor, Partition Referee, pursuant to an order of the Los Angeles County Superior Court: Street Address 19300 West Avenue C, Lancaster, CA 93536; Assessor's Parcel Number: 3256-018-002; Legal Description: Real property in the unincorporated area of the County of Los Angeles, State of California, described as follows: "Parcel 1: The East half of the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 16, Township 8 North Range 15 West San Bernardino Meridian according to the plat of said land. Except 50 percent of all oil, gas and other hydrocarbon substances and minerals in or under said premises or that May at any time be produced or extracted therefrom provided. That the grantor relinquished to the grantee all rights of entry to the surface of the premises to a depth of 500 feet. As reserved by Victor Wankowski and Florence Wankowski husband and wife in deeds recorded June 1, 1960, in Book D-863, Page 475, of official records. Parcel 2: A non-exclusive easement for road purposes and for installation and maintenance of utilities upon over and under that real property described as follows: The North 50 feet of the Northwest quarter of the Northeast quarter the West 40 feet of the Southeast quarter thence South 40 feet of the Southwest quarter of the Northeast quarter, the North 50 feet of the Northwest quarter of the Southeast quarter, the East 32 feet of the West half of the Northwest quarter of the Northeast quarter, the East 32 feet of the West half of the Southwest quarter of the Northeast quarter the East 32 feet of the West half of the Northwest quarter of the Southeast quarter. The West 32 feet of the East half of the Northwest quarter of the Northeast quarter. The West 32 feet of the East half of the Southwest quarter of the Northeast quarter. The West 32 feet of the East half of the Northwest quarter of the Northeast quarter. The West 32 feet of the East half of the Southwest quarter of the Northeast quarter. The West 32 feet of the East half of the Northwest quarter of the Southeast quarter. The West 32 feet of the East half of the Southwest quarter of the Southeast quarter all in Section 16 Township 8 North, Range 15 West San Bernardino Meridian according to the Official Plat of said land." (Hereinafter, the "Subject Property.") Please take notice that the Subject Property is being sold by private sale by Matthew L. Taylor, as Partition Referee appointed in the matter of HARUTIUN B. EKMEKJIAN, ET AL. VS ARSEN J. SARIAN, ET AL., Los Angeles County Superior Court case number 24AVCV00382. The sale is being made pursuant to California Code of Civil Procedure section 873.680, et seq. The Subject Property is sold in an "As Is" condition with no warranties or representations. Offers must be submitted in writing on a California Association of Realtors form

PUBLIC NOTICE

contract. All sales are subject to court confirmation. Offers must be submitted to Matthew L. Taylor, Partition Referee, P.O. Box 4198, Rancho Cucamonga, CA 91729, and must be received on or before December 1, 2024. This date may be extended by the Partition Referee. Further information can be obtained at www.matthewtaylorattorney.com or by calling Matthew Taylor at 909-989-7774. 11/1, 11/8, 11/15/24 CNS-3865708# ANTELOPE VALLEY JOURNAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24AVCP00262 Superior Court of California, County of LOS ANGELES Petition of: ENJOLI NEWSOME for Change of Name TO ALL INTERESTED PERSONS: Petitioner ENJOLI NEWSOME filed a petition with this court for a decree changing names as follows: ENJOLI DAVIANA NEWSOME to ENLEE PAZEL 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: 11/20/24, 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: ANTELOPE VALLEY JOURNAL Date: 10/11/24 DENISE MCLAUGHLIN BENNETT Judge of the Superior Court 10/25, 11/1, 11/8, 11/15/24 CNS-3863956# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024215006 The following person(s) is (are) doing business as: FLAIR BEAUTY COLLEGE, 23754 VALENCIA BLVD., VALENCIA, CA 91381 County of LOS ANGELES Registered owner(s): MARY'S SCHOOL OF BEAUTY LLC, 23754 VALENCIA BLVD., VALENCIA, CA 91381; State of Incorporation: CA This business is conducted by a limited liability company The registrant(s) started doing business on 10/2024. 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)). MARY'S SCHOOL OF BEAUTY LLC

PUBLIC NOTICE

S/ MARY KOONTZ, CEO This statement was filed with the County Clerk of Los Angeles County on 10/16/2024. 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). 11/8, 11/15, 11/22, 11/29/24 CNS-3868667# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024227227 The following person(s) is (are) doing business as: MERINO TRANSPORT, 44349 43RD ST. WEST LANCASTER, CA 93536, County of LOS ANGELES Registered owner(s): ELEGANT MOTORSPORTS LLC, 44349 43RD ST. WEST LANCASTER, CA 93536; 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 10/2024 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/ LENI GERASS, MEMBER ELEGANT MOTORSPORTS LLC This statement was filed with the County Clerk of Los Angeles on 11/4/2024 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). 11/8, 11/15, 11/22, 11/29/24 CNS-3868644# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024225374 The following person(s) is (are) doing business as: PACHE HIBACHI, PALMDALE MALL UNIT K08, PALMDALE, CA 93550, County of LOS ANGELES; Registered owner(s): EDGAR OMAR BARRIOS, 14212 DYER ST SYLMAR, CA 91342 This business is conducted by: AN INDIVIDUAL The registrant commenced to transact business under the fictitious business name or names listed above on

PUBLIC NOTICE

10/2024 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/ EDGAR OMAR BARRIOS, OWNER This statement was filed with the County Clerk of Los Angeles on 10/31/2024 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). 11/8, 11/15, 11/22, 11/29/24 CNS-3867905# ANTELOPE VALLEY JOURNAL

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2023264728 Current File No.: 2023264728 Date Filed: DECEMBER 11, 2023 FLAIR BEAUTY COLLEGE, 23745 VALENCIA BLVD, VALENCIA, CA 93555 Registered Owner(s): FLAIR BEAUTY ACADEMY INC., 23745 VALENCIA BLVD VALENICA, CA 91355; CA Business was conducted by: A CORPORATION. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) S/ HAMID NIKNEJAD, VICE PRESIDENT FLAIR BEAUTY ACADEMY INC. This statement was filed with the County Clerk of Los Angeles County on 10/23/2024. 11/1, 11/8, 11/15, 11/22/24 CNS-3866367# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024219467 The following person(s) is (are) doing business as: EVENTS BY RYN, 37502 LIMELIGHT WAY PALMDALE, CA 93551, County of LOS ANGELES Registered owner(s): KORYN ASHLEY ARNER, 37502 LIMELIGHT WAY PALMDALE, CA 93551 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/ KORYN ASHLEY ARNER, OWNER This statement was filed with the County Clerk of Los Angeles on OCT 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,

PUBLIC NOTICE

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).

11/1, 11/8, 11/15, 11/22/24

CNS-3865662#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024218423

The following person(s) is (are) doing business as:

CHERRY BROWN'S, 7330 W AVENUE 08 LEONA VALLEY, CA 93551, County of LOS ANGELES

Registered owner(s): **THINKTHRIVE BUSINESS SOLUTIONS, LLC, 7330 W AVENUE 08 LEONA VALLEY, CA 93551; 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 10/2024

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/ ALLISON BROWN, CEO THINKTHRIVE BUSINESS SOLUTIONS, LLC

This statement was filed with the County Clerk of Los Angeles on 10/22/2024

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).

10/25, 11/1, 11/8, 11/15/24

CNS-3864700#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024206733

The following person(s) is (are) doing business as:

MTF POOLS, 45800 CHALLENGER WAY #58, LANCASTER, CA 93535 County of LOS ANGELES

Registered owner(s): **MARCO FIGUEROA, 45800 CHALLENGER WAY 58, LANCASTER, CA 93535**

This business is conducted by an Individual

The registrant(s) started doing business on 10/2024

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/ MARCO FIGUEROA, OWNER

This statement was filed with the

PUBLIC NOTICE

County Clerk of Los Angeles County on 10/04/2024.

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).

10/25, 11/1, 11/8, 11/15/24

CNS-3864639#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024198465

The following person(s) is (are) doing business as:

ANTOJITOS M.X. Y MAS, 42942 19TH ST. W, LANCASTER, CA 93534 County of LOS ANGELES

Registered owner(s): **ERICKA ANN MALAGON, 42942 19TH ST. W, LANCASTER, CA 93534** This business is conducted by an Individual

The registrant(s) started doing business on 09/2024

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/ ERICKA ANN MALAGON, OWNER

This statement was filed with the County Clerk of Los Angeles County on 09/23/2024

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, State, or common law (See Section 14411 et seq., Business and Professions Code).

10/25, 11/1, 11/8, 11/15/24

CNS-3863854#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024212635

The following person(s) is (are) doing business as:

KALA LABS, 10841 PEACH GROVE ST NORTH HOLLYWOOD, CA 91601, County of LOS ANGELES

Registered owner(s): **SARHAD ARISDAKESSIAN, 10841 PEACH GROVE ST NORTH HOLLYWOOD, CA 91601**

This business is conducted by: **AN INDIVIDUAL**

The registrant commenced to transact business under the fictitious business name or names listed above on 10/2024

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)).

S/ SARHAD ARISDAKESSIAN, OWNER

This statement was filed with the County Clerk of Los Angeles on 10/15/2024

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).

10/18, 10/25, 11/1, 11/8/24

CNS-3862788#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024209765

The following person(s) is (are) doing business as:

MR. BRAINWASH ART MUSEUM, 3750 COHASSET STREET BURBANK, CA 91505, County of LOS ANGELES

Registered owner(s): **IT'S A WONDERFUL WORLD, INC., 3750 COHASSET STREET BURBANK, CA 91505, CA**

This business is conducted by: **A CORPORATION**

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/ THIERRY GUETA, CEO IT'S A WONDERFUL WORLD, INC.

This statement was filed with the County Clerk of Los Angeles on 10/9/2024

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).

10/18, 10/25, 11/1, 11/8/24

CNS-3861883#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 202421344

The following person(s) is (are) doing business as:

CURSED PECULIARITIES, 37951 47TH ST E STE A7 #584 PALMDALE, CA 93552, County of LOS ANGELES;

Registered owner(s):

PUBLIC NOTICE

KAREN M LOPEZ, 37951 47TH ST E STE A7 #584 PALMDALE, CA 93552

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/ KAREN M LOPEZ, OWNER

This statement was filed with the County Clerk of Los Angeles on 10/10/2024

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).

10/18, 10/25, 11/1, 11/8/24

CNS-3861731#

ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024209090

The following person(s) is (are) doing business as:

CMA FIRE PROTECTION AND DRAFTING, 7320 E AVE. U3, LITTLEROCK, CA 93543, County of LOS ANGELES

Registered owner(s): **CANDIDO KENNET TAPIA, 7320 E AVE. U3, LITTLEROCK, CA 93543**

This business is conducted by: **AN INDIVIDUAL**

The registrant commenced to transact business under the fictitious business name or names listed above on 10/2024

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/ CANDIDO KENNET TAPIA, OWNER

This statement was filed with the County Clerk of Los Angeles on 10/8/2024

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).

10/18, 10/25, 11/1, 11/8/24

CNS-3861306#

ANTELOPE VALLEY JOURNAL

PUBLIC NOTICE

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

PEGGY GREER POSEY CASE NO. 24AVPB00461

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of **PEGGY GREER POSEY.**

A PETITION FOR PROBATE has been filed by **JASMINE GREER** in the Superior Court of California, County of **LOS ANGELES.**

THE PETITION FOR PROBATE requests that **JASMINE GREER** 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: **12/26/24 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.

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner **LISA M. FIELD - SBN 320052**

PUBLIC NOTICE

LEGAL FIELD GUIDE
2040 HARBOR ISLAND DR STE 204
SAN DIEGO CA 92101
Telephone (619) 356-8065
BSC 225995
11/8, 11/15, 11/22/24
CNS-3867737#
ANTELOPE VALLEY JOURNAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

TERI LYN THOMPSON CASE NO. 24AVPB00488

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TERI LYN THOMPSON.

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

THE PETITION FOR PROBATE requests that BRITTANY KLINGER 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: 12/12/24 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.

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

PUBLIC NOTICE

1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
MICHAEL A. YEAGER - SBN 289871, YEAGER LAW, APC 44901-B 10TH WEST LANCASTER CA 93534
TELEPHONE: (661) 471-2177
11/8, 11/15, 11/22/24
CNS-3867483#
ANTELOPE VALLEY JOURNAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF ILHAM THEODORY

Case No. 24STPB12117

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ILHAM THEODORY A PETITION FOR PROBATE has been filed by Nader Theodory in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Nader Theodory 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 Dec. 3, 2024 at 8:30 AM in Dept. No. 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 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

PUBLIC NOTICE

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:
KIRA S MASTELLER ESQ
SBN 226054

LEWITT HACKMAN SHAPIRO MARSHALL & HARLAN
16633 VENTURA BLVD 11TH FLR
ENCINO CA 91436
CN111604 THEODORY
11/1, 11/8, 11/15/24
CNS-3866861#
ANTELOPE VALLEY JOURNAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

ROSIE K. TRUJILLO CASE NO. 24STPB05442

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROSIE K. TRUJILLO.

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

THE PETITION FOR PROBATE requests that LINDA JENKINS 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: 11/15/24 at 8:30AM in Dept. 4 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person

PUBLIC NOTICE

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
BONNIE MARIE BURSK - SBN 70553

LAW OFFICE OF SAVIN & BURSK
10663 YARMOUTH AVENUE GRANADA HILLS CA 91344
Telephone (818) 368-8646
10/25, 11/1, 11/8/24
CNS-3862981#
ANTELOPE VALLEY JOURNAL

PUBLIC NOTICE

Address or other common designation of real property: 5625 CHURCHILL CT. PALMDALE, CALIFORNIA 93534-5915
Described as follows: As more fully described on said Deed of Trust. A.P.N #: 3051-045-084 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 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 (855) 976-3916 or visit this internet website www.auction.com, using the file number assigned to this case 24-69808. 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 (855) 976-3916, or visit this internet website trucker.auction.com/sb1079, using the file number assigned to this case 24-69808 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. Dated: 10/31/2024 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of

PUBLIC AUCTION/SALES

2019 TOYOTA TACOMA VIN# 5TFRX5GN6KX142655 AZ LIC# NONE LIEN SALE: 11/25/2024 AT: 10:00 AM 14116 GARFIELD AVE, PARAMOUNT, CA 90723
11/8/24
CNS-3868989#
ANTELOPE VALLEY JOURNAL

TRUSTEE SALES

T.S. No. 24-69808 APN: 3051-045-084
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/18/2019. 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: NAOMI YASMINE THOMPSON, A WIDOW Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 10/28/2019, as Instrument No. 20191154202, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :12/12/2024 at 9:00 AM Place of Sale: Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$369,841.49 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 owed. Street

PUBLIC NOTICE

bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41618 11/8, 11/15, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3868064#
ANTELOPE VALLEY JOURNAL

T.S. No.: 2024-10247-CA APN: 3145-030-014 Property Address: 47703 28TH STREET EAST , LANCASTER, CALIFORNIA 93535 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/13/2014. 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: Harold G. Burrows Jr. an unmarried man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 5/29/2014 as Instrument No. 20140553615 in Book -- Page -- and further modified by that loan modification agreement recorded on 11/12/2021 as instrument number 20211687784 of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 12/3/2024 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: \$145,124.34 Street Address or other common designation of real property: 47703 28TH STREET EAST LANCASTER, CALIFORNIA 93535 A.P.N.: 3145-030-014 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

PUBLIC NOTICE

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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-10247-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, using the file number assigned to this case 2024-10247-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: 10/28/2024 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 41593 11/8, 11/15, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3867921#
ANTELOPE VALLEY JOURNAL

T.S. No.: LO-33918-CA Loan No.: *****4238 APN: 3141-020-042 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/27/2020. 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 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: Anthony M. Gaona, a single man Duly Appointed Trustee: Nationwide Reconveyance, LLC Recorded 2/3/2020 as Instrument

PUBLIC NOTICE

No. 20200132780 in book XX, page XX of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/3/2024 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: \$222,691.76 Street Address or other common designation of real property: 44041 Glenraven Road Lancaster, CA 93535 A.P.N.: 3141-020-042 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 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 (714) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case LO-33918-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. 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 (714) 986-9342, or visit this internet website www.superiordefault.com using the file number assigned to this case LO-33918-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: 10/31/2024 Nationwide Reconveyance, LLC 9665 Chesapeake

PUBLIC NOTICE

Drive, Suite 365 San Diego, California 92123 Sale Line: (714) 986-9342 By: Rhonda Rorie, Trustee (TS# LO-33918-CA SDI-32055) 11/8, 11/15, 11/22/24
CNS-3867890#
ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE TSG No.: 240156543 TS No.: 24-006137 APN: 3204-081-038 Property Address: 41630 CHARDONNAY AVE, PALMDALE, CA 93551 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2022. 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 12/04/2024 at 11:00 AM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/22/2022, as Instrument No. 20221192717, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: JENNIFER L GIBSON, UNMARRIED WOMAN, 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) By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 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# 3204-081-038 The street address and other common designation, if any, of the real property described above is purported to be: 41630 CHARDONNAY AVE, 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, 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 \$757,987.93. 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

PUBLIC NOTICE

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 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 24-006137 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, using the file number assigned to this case 24-006137 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 Mortgagee, 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 TRUSTEES SALE INFORMATION PLEASE CALL 844-693-4761 AV0467142 TO: ANTELOPE VALLEY JOURNAL 11/08/2024, 11/15/2024, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3867732#
ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010194751 Title Order No.: 240373981 FHA/VA/ PMI No.: ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/04/2006. 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/15/2006 as Instrument No. 20062795602 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: ALMA CAPRISTO, A SINGLE WOMAN, WILL

PUBLIC NOTICE

SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 12/03/2024 TIME OF SALE: 10:00 AM PLACE OF SALE: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 15844 LANFAIR AVENUE, LAKE LOS ANGELES, CALIFORNIA 93535 APN#: 3169-003-020 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 \$98,079.90. 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. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010194751. 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

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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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010194751 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 TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 3500 Ontario, CA 91764 (866) 795-1852 Dated: 10/28/2024 A-4827485 11/08/2024, 11/15/2024, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3867636#
ANTELOPE VALLEY JOURNAL

APN: 3346-011-004 Order: 15951812 TS-240714 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/21/2013 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 C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Joseph Dio and Michelle Manuntag Dio husband and wife as joint tenants Recorded on 1/03/2014 as Instrument No. 20140006385, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 8/1/2024 as Instrument No. 20240512456 of said Official Records, WILL SELL on 12/03/2024 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: The southwest quarter of the east half of Lot 1 in the northeast quarter of Section 5, Township 6 north, Range 8 west, San Bernardino Meridian, in the County of Los Angeles, State of California, according to the Official Plat of said land. The property address and other common designation, if any, of the real property described above is purported to be: Vacant land, Unincorporated Area, CA directions may be obtained by written request submitted to the Beneficiary within 10 days after the first publication of the notice at the address below. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$30,357.58 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by state or federal savings and loan association, savings association or savings bank specified in Section 5102

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of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240714 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. FOR SALES INFORMATION CALL : 916-939-0772 Beneficiary: Roland Group Enterprises, a California Corporation C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, California 92108 (619) 297-6740 DATE: 10/30/2024 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer AV0467166 To: ANTELOPE VALLEY JOURNAL 11/08/2024, 11/15/2024, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3867628#
ANTELOPE VALLEY JOURNAL

APN: 3326-028-013 Order: 15951811 TS-240713 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/05/2012 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 C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Joseph Dio, an individual DBA Global Access Telecom Recorded on 11/19/2012 as Instrument No. 20121750268, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder

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recorded 8/01/2024 as Instrument No. 20240512571 of said Official Records, WILL SELL on 12/03/2024 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: Lot 77 of Tract 30670, in the County of Los Angeles, State of California, as per map recorded in Book 791 Pages 1 through 14 inclusive of maps in the Office of the County Recorder of said county. Except 50 percent of all oil, gas and other mineral and hydrocarbon substances below a plane of 500 feet beneath surface thereof, but without the right of surface entry thereto as reserved by Bank of California, a National Association, as Trustee in Deed recorded MAY 29, 1970. The property address and other common designation, if any, of the real property described above is purported to be: Vacant land, Unincorporated Area, CA directions may be obtained by written request submitted to the Beneficiary within 10 days after the first publication of the notice at the address below. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$14,272.50 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this

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internet website www.nationwideposting.com, using the file number assigned to this case 240713 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. FOR SALES INFORMATION CALL : 916-939-0772 Beneficiary: Roland Group Enterprises, a California Corporation C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, California 92108 (619) 297-6740 DATE: 10/30/2024 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer AV0467167 To: ANTELOPE VALLEY JOURNAL 11/08/2024, 11/15/2024, 11/22/2024 11/8, 11/15, 11/22/24
CNS-3867627#
ANTELOPE VALLEY JOURNAL

T.S. No. 121031-CA APN: 3110-018-034 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/22/2004. 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 1/9/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 11/1/2004 as Instrument No. 04 2816165 the subject Deed of Trust was modified by Loan Modification recorded on 10/11/2019 as Instrument 20191089018 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: JOSE GUADALUPE CASTRO AND NANCY CASTRO, HUSBAND AND WIFE 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: 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: LOT 68 OF TRACT NO 28785, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 807, PAGES 35 TO 37 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPTING ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBON SUBSTANCES AND OTHER MINERALS, LYING WITHIN SAID PROPERTY, BUT WITHOUT ANY RIGHT OF ENTRY OR USE OF THE SURFACE OF SAID PROPERTY OR THAT PORTION OF THE SUBSURFACE THEREOF LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE, AS RESERVED IN DEED RECORDED APRIL 7, 1972, AS INSTRUMENT NO. 3126, OFFICIAL RECORDS. The street address and other common designation, if any, of the real property described above is purported to be: 3609 BALMONT ST, LANCASTER, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the

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note(s) secured 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: \$57,247.32 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 121031-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 TENANT: Effective 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 121031-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. FOR SALES

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INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 11/8, 11/15, 11/22/24 **CNS-3867302# ANTELOPE VALLEY JOURNAL**

T.S. No. 120048-CA APN: 3107-012-058 & 3107-012-059 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/20/2021. 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 ON 12/12/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/23/2021 as Instrument No. 20211139604 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by NAREK MARGARYAN, A SINGLE MAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 3341 W AVENUE I, LANCASTER, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$343,017.08 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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

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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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 120048-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 TENANT: Effective 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 120048-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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 11/1, 11/8, 11/15/24 **CNS-3866574# ANTELOPE VALLEY JOURNAL**

NOTICE OF TRUSTEE'S SALE T.S. No. 24-30469-BA-CA Title No. 3141839 A.P.N. 3014-002-013 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/20/2023. 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(s) must be made payable to National Default Servicing Corporation), 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 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 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 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

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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: Anthony Contreras, a married man as his sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/22/2023 as Instrument No. 20230407776 (or Book, Page) of the Official Records of Los Angeles County, California. Date of Sale: 12/12/2024 at 9:00 AM Place of Sale: Doubletree Hotel Los Angeles-Norwalk, Vineyard Ballroom, 13111 Sycamore Drive, Norwalk, CA 90650 Estimated amount of unpaid balance and other charges: \$385,933.74 Street Address or other common designation of real property: 38013 11th St E, Palmdale, CA 93550-5349 A.P.N.: 3014-002-013 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-30469-BA-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 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.h4scorp.com, using the file number assigned to

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this case 24-30469-BA-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 10/24/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez., Trustee Sales Representative A-4827402 11/01/2024, 11/08/2024, 11/15/2024 **CNS-3866498# ANTELOPE VALLEY JOURNAL**

Title Order No. : 2496372CAD Trustee Sale No. : 87413 Loan No. : 399384219 APN : 3123-011-021 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/14/2022 . 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 11/26/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/23/2022 as Instrument No. 20220211037 in book *IIII*, page *IIII* of official records in the Office of the Recorder of Los Angeles County, California, executed by: EZEOPA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor GARY CHAN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED \$50,000.00/\$100,000.00 INTEREST, WILSON LEE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED \$50,000.00/\$100,000.00 INTEREST , 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 located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUSTEE'S SALE - continued 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: LOT 21 OF TRACT NO. 21191, IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 603 PAGES 16 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 43818 LONE OAK AVENUE 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

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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 trusts created by said Deed of Trust, to-wit: \$114,017.97 (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. DATE: 10/25/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87413. 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, using the file number assigned to this case 87413 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

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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. 11/1, 11/8, 11/15/24 CNS-3866192# ANTELOPE VALLEY JOURNAL

T.S. No. 120618-CA APN: 3277-023-013 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/11/2018. 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 1/7/2025 AT 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/6/2018 as Instrument No. 20180786675 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: TYNETTA LARENA GREENE, A SINGLE WOMAN 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 25940 WEST AVENUE C12, LANCASTER, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$323,609.08 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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

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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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 120618-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 TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 120618-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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 11/1, 11/8, 11/15/24 CNS-3865822# ANTELOPE VALLEY JOURNAL

T.S. No. 23004634-1 CA APN: 3003-097-009 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/24/2006. 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 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,

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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: DANTE JAMISON AND LATOYA JAMISON, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 08/02/2006, as Instrument No. 06 1709886 of Official Records of Los Angeles County, California; Date of Sale: 11/26/2024 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$271,550.48 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 owed. Street Address or other common designation of real property: 2321 PLUMERIA LANE PALMDALE, CA 93551-4192 Described as follows: As more fully described on said Deed of Trust A.P.N #: 3003-097-009 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 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23004634-1 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 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 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 23004634-1 CA to find the date on which the trustee's sale was held, the

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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. Dated: 10/24/2024 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 , Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41526 Pin Dates 11/01, 11/08, 11/15/2024 11/1, 11/8, 11/15/24 CNS-3865716# ANTELOPE VALLEY JOURNAL

APN: 3203-003-088 Order: 15951731 TS-240712 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/05/2021 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. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Samuel Adetunji Adeagbo and Grace Olubukola Adeagbo, husband and wife as joint tenants Recorded on 3/02/2021 as Instrument No. 20210339403, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 7/24/2024 as Instrument No. 20240489647 of said Official Records, WILL SELL ON 11/21/2024 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: The southeast quarter of the northwest quarter of Section 16, Township 7 north, range 13 west, in the County of Los Angeles, State of California, S.B.M., according to the Official Plat of said land. Except the westerly 985.50 feet thereof. The property address and other common designation, if any, of the real property described above is purported to be: Vacant Land, City of Lancaster, CA directions may be obtained by written request submitted to the Beneficiary within 10 days after the first publication of the notice at the address below. The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$320,250.43 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty,

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express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the Trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 240712 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. FOR SALES INFORMATION CALL : 916-939-0772 Beneficiary: Roland Group Enterprises, a California Corporation C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee, 2020 Camino Del Rio N. #230 San Diego, California 92108 (619) 297-6740 DATE: 10/22/2024 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer AV0466851 To: ANTELOPE VALLEY JOURNAL 11/01/2024, 11/08/2024, 11/15/2024 11/1, 11/8, 11/15/24

CNS-386556#
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T.S. No. 125156-CA APN: 3111-009-006 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/6/2023. 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 12/12/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/8/2023 as Instrument No. 20230374504 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: HOVSEP GARAYAN, A SINGLE MAN. 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN

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THIS STATE, 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2232 W AVENUE M4, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$797,967.20 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125156-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 TENANT: Effective 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

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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) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125156-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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 11/1, 11/8, 11/15/24

CNS-3865409#
ANTELOPE VALLEY JOURNAL

T.S. No.: 2024-00622-CA A.P.N.: 3023-070-081 Property Address: 4043 EAST AVENUE R-12, PALMDALE, CA 93552 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 TO: 本文件包含一个信息摘要 참고사항: 본첨부분서에정보요약서가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRINH BAY TON LƯOC VE THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/24/2005. 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: Gilberto De La Pena, A Single Man Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 10/07/2005 as Instrument No. 05 2686300 in book ---, page --- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/05/2024 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 234,747.03 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: 4043 EAST AVENUE R-12, PALMDALE, CA 93552 A.P.N.: 3023-070-081 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

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note(s) secured by the 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: \$ 234,747.03 . 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.altisource.com/LoginPage.aspx> using the file number assigned to this case 2024-00622-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 (877)-518-5700 , or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2024-00622-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

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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. Date: October 18, 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.altisource.com/LoginPage.aspx> Trustee Sale Assistant 10/25, 11/1, 11/8/24

CNS-3864952#
ANTELOPE VALLEY JOURNAL

T.S. No.: 2024-10268-CA APN: 3004-034-065 Property Address: 1140 CACTUS DR, PALMDALE, CA 93551 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/1/2020. 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 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: ALEKSAN GHARIBYAN, A SINGLE MAN Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 6/2/2020 as Instrument No. 20200595303 in Book -- Page -- of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 12/17/2024 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: \$408,232.15 Street Address or other common designation of real property: 1140 CACTUS DR PALMDALE, CA 93551 A.P.N.: 3004-034-065 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

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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.allsource.com/loginpage.aspx> using the file number assigned to this case 2024-00968-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)-882-1314 , or visit this internet website <https://www.hubzu.com/> , using the file number assigned to this case 2024-00968-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 advice regarding this potential right to purchase. Date: October 15, 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.allsource.com/loginpage.aspx> Trustee Sale Assistant 10/25, 11/1, 11/8/24

CNS-3863704# ANTELOPE VALLEY JOURNAL

TSG No.: 8789917 TS No.: 24-004866 APN: 3119-015-017 Property Address: 1239 REGENTS STREET LANCASTER, CA 93534 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/24/2021, 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.** On 11/14/2024 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 05/03/2021, as Instrument No. 20210699375, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: VREZH MILITONYAN, A

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SINGLE MAN, 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# 3119-015-017 The street address and other common designation, if any, of the real property described above is purported to be: 1239 REGENTS STREET, 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 \$ 406,166.27. 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 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 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 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 24-004866 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**

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"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, using the file number assigned to this case 24-004866 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 Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 844-693-4761 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 AV0466375 TO: ANTELOPE VALLEY JOURNAL 10/25/2024, 11/01/2024, 10/25, 11/1, 11/8/24

CNS-3863322# ANTELOPE VALLEY JOURNAL

APN: 3148-042-015 TS No.: 24-07734CA TSG Order No.: 240165696-CA-VOI **NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 15, 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.** 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 December 19, 2005 as Document No.: 05 3117795 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: Elias Oajaca Villalta, a married man as his sole and separate property, as Trustee 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: November 19, 2024 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.:24-07734CA The street address and other common designation, if any, of the real property described above is purported to be: 43856 17th St E, Lancaster, CA 93535. 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

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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: \$47,347.43 (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, (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.# 24-07734CA. 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 24-07734CA 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.:24-07734CA 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.affiniadefault.com or Call (866) 932-0360 Dated: October 9,

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2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 AV0466343 TO: ANTELOPE VALLEY JOURNAL 10/25/2024, 11/01/2024, 11/08/2024

CNS-386320# ANTELOPE VALLEY JOURNAL

T.S. No. 123726-CA APN: 3072-018-013 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/17/2007. 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 12/17/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/23/2007 as Instrument No. 20071975410 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: CAROLYN BERTRAM AND THEODORE BERTRAM, WIFE AND HUSBAND AS JOINT TENANTS 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 , SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 40226 177TH ST. E, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$268,508.75 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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

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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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2024-10268-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, using the file number assigned to this case 2024-10268-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: 10/22/2024 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 41505 Pub Dates 11/01, 11/08, 11/15/2024 EXHIBIT LOT 90 OF TRACT NO. 44221, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1114, PAGES 53 TO 60 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY 11/1, 11/8, 11/15/24
CNS-3864849#
ANTELOPE VALLEY JOURNAL

T.S. No.: 2024-10272-CA APN: 3154-007-001 Property Address: 3001 E AVENUE H8, LANCASTER, CA 93535 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/18/2021, 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.** 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,

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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: Laura Anne Torres, married woman as her sole and separate property Duly Appointed Trustee: Nestor Services, LLC Deed of Trust Recorded 5/24/2021 as Instrument No. 20210825746 in Book -- Page -- of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 11/26/2024 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: \$239,072.17 Street Address or other common designation of real property: 3001 E AVENUE H8 LANCASTER, CA 93535 A.P.N.: 3154-007-001 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 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, using the file number assigned to this case 2024-10272-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, using the file number assigned to this case 2024-10272-CA to find the date on which the trustee's sale was held, the amount of

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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: 10/21/2024 Nestor Services, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 41504 Pub Dates 11/01, 11/08, 11/15/2024 11/1, 11/8, 11/15/24
CNS-3864710#
ANTELOPE VALLEY JOURNAL

T.S. No. 122155-CA APN: 3024-029-021 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/31/2021. 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.** ON 12/31/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/6/2021 as Instrument No. 20211210608 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: CARLOS GOMEZ JR. AND BLANCA GOMEZ, HUSBAND AND WIFE AS JOINT TENANTS 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, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 6359 SCALEA CT, PALMDALE, CA 93552 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 held, but without covenant or warranty, express or implied, regarding title, possession or condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$330,898.79 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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,

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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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 122155-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 TENANT:** Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 122155-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. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 10/25, 11/1, 11/8/24
CNS-3864007#
ANTELOPE VALLEY JOURNAL

T.S. No.: 2024-00968-CA A.P.N.: 3020-037-066 Property Address: 3025 VIANA DRIVE, PALMDALE, CA 93554 **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:
 본첨부분서예정보요약서가있습니다.
 NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/21/2011. 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: ROGELIO INIGUEZ, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 02/25/2011 as Instrument No. 20110302744 in book ---, page --- and further modified by that certain Modification Agreement recorded on 08/21/2013 as Instrument No. 20131230058 and further modified by that certain Modification Agreement recorded on 06/16/2016, as Instrument No. 20160697536 and further modified by that certain Modification Agreement recorded on 12/29/2020, as Instrument No. 20201751566 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 12/17/2024 at 11:00 AM Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 163,723.21 **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, 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: 3024 VIANA DRIVE, PALMDALE, CA 93550 A.P.N.: 3020-037-066 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 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: \$ 163,723.21 . 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

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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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 123726-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 TENANT:** Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 123726-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. **FOR SALES INFORMATION:** (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 10/25, 11/1, 11/8/24

CNS-3862557#
ANTELOPE VALLEY JOURNAL

T.S. No.: 24-11501 Loan No.: *****7353 APN: 3050-006-004 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/9/2022. 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. 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

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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: Hrachuhi Baghumyan, A Single Woman Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/15/2022 as Instrument No. 20221171262 in book — page — of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: 11/18/2024 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: \$601,802.35 Street Address or other common designation of real property: 6053 EAST AVENUE T2 Palmdale, California 93552 A.P.N.: 3050-006-004 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 24-11501. 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 24-11501 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

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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: 10/10/2024 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Patricia Sanchez, Trustee Sale Officer 10/25, 11/1, 11/8/24
CNS-3862419#
ANTELOPE VALLEY JOURNAL

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low- or moderate-income housing for up to 99 years. If they leave, residents may take limited equity to their next home.

LaMont formed her organization, Upward Community, in 2020 with Melissa Bourbonnais, a political science professor, and Aaron Cook, a civil engineer.

They're trying to raise the money needed to form a 501C3 nonprofit, which would enable it to seek grants for a community land trust, LaMont said.

The organization is pressing the city to get on board. With a blonde pixie cut and quick smile, LaMont appears disarming but acknowledges she and her fellow activists can be "abrasive" in political exchanges.

"We go to every single council meeting and we do not go in gently," she said. "Every Tuesday we just walk on up there and give them an earful."

She has made headway with some council members. Mayor Pro Tem Brenden Kalfus said he thinks a community land trust could be useful in Temecula.

"I don't think it's the solution to the housing crisis, but it helps go in the right direction," he said. "I think the community land trust gives the community local control."

BACK PAY DUE from Page 3

how many hours of unpaid work state investigators estimate they did during the three-year period they audited the employers' payroll. Redacted records in the Cheesecake Factory case obtained by CalMatters show more than 100 workers are owed less than \$50 each, but many others are eligible to claim thousands of dollars, with the highest payment being more than \$35,000.

The settlement isn't the only one where — even after the state secures payment from employers it has accused of wage theft — hundreds of thousands of dollars remain unclaimed.

The goal is to "ultimately get these monies back in the pockets of the affected workers, not just to win the settlements," said Daniel Gaxiola, senior deputy labor commissioner.

In September, his office announced another settlement: \$1.7 million against the owner of five Bakersfield Wingstop restaurants for alleged overtime violations.

There's no deadline for workers to claim the money. But Gaxiola acknowledged in the Cheesecake Factory case, they are difficult to find. Low-wage workers — on whom the state focuses when it investigates labor violations — are often immigrants, and sometimes undocumented.

They may have moved, he said, or might not even be in the U.S. anymore.

Time adds another

challenge. The state cited the restaurant chain, its contractor Americlean and subcontractor Villegas in 2018, for a combined \$4 million. It settled last fall for a quarter that amount, after a years-long administrative appeals process that was delayed in part by the COVID-19 pandemic. Now, the workers who are eligible for a payout cleaned the restaurants anywhere from seven to 10 years ago.

As part of the settlement, none of the companies admitted fault. But Americlean and Villegas both issued apologies to the workers and the restaurant chain agreed to monitor its janitorial contractors for two years.

The state has had a better track record on other settled cases, the office told CalMatters.

In a wage theft settlement announced in 2022 against the Adat Shalom residential care facilities in Los Angeles, the state has paid \$1.8 million to 63 workers, while 86 workers who are owed more than \$700,000 haven't been found.

In a case against Ruby Rangoon restaurants in northern California that concluded in 2019, the state has paid \$3.5 million to 238 workers. But nearly \$400,000 remains unpaid to 141 others. In a \$1 million settlement at the famed San Francisco restaurant Z&Y, all 22 workers involved are receiving their payments, according to the office.