

# ANTELOPE VALLEY Journal

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FRIDAY, DECEMBER 13, 2024

## County provides housing for woman, her son, two dogs

After losing her job and being forced to live in her car with her son and two dogs, Tammie Turner and her family have found a stable home with assistance from the San Bernardino County Office of Homeless Services (OHS).

Following a job loss, Turner fell behind in rent. By the time she found a new job, it was too late to discuss the terms with her landlord, so Turner and her son moved out. They relocated to a hotel, but when Turner ran out of money, they were forced to live in her car. During a homeless outreach visit on March 13, 2024, OHS staff encountered Turner and



her son and placed them in a motel while they worked on connecting them to permanent housing.

“The San Bernardino County Office of Homeless Services made it possible for us to stay

in temporary housing until we were ready to move into our new home,” said Turner.

Recently, Turner was contacted by a representative at the Housing and Disability Advocacy Program who referred her to a local landlord. After that, OHS assisted Turner with securing the apartment in San Bernardino. She describes it as the perfect place to call home with the area being so nice and peaceful. Upon moving in, Turner was gifted with new furniture, a stove, a refrigerator, bedding and a microwave.

“It was a well-run program,

■ *Housing, see page 3*

## COLUMN ONE

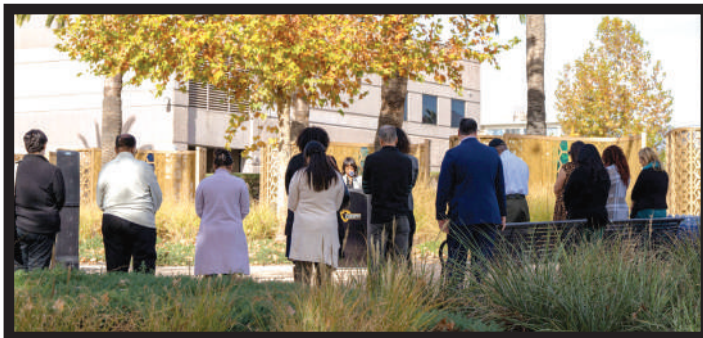
### Celebrating the dedication of San Bernardino County election workers

Election Day at the San Bernardino County Registrar of Voters headquarters was a resounding success thanks to the unwavering dedication and hard work of our election workers, including poll workers. The incredible team of 5,056 trained individuals worked tirelessly before, during and after Election Day, ensuring every aspect of the voting process ran smoothly and securely. From preparing materials and setting up polling locations to assisting voters and tabulating ballots, their contributions are vital to the democratic process.

“Election workers in San Bernardino County play a critical role in ensuring the integrity, accu-

■ *Election Workers, page 2*

## County marks ninth anniversary of Dec. 2, 2015, terrorist attack



Monday, Dec. 2, marked the ninth anniversary of the 2015 San Bernardino terrorist attack, which took the lives of 14 people, including 13 county employees. Dozens of other county employees suffered serious physical and emotional injuries.

The county hosted a private memorial service on Monday for survivors and the families of the deceased at the Curtain of Courage Memorial at the County Government Center in San Bernardino. The county also conducted a virtual moment of remembrance on the county’s social media channels and lowered flags to half-staff.

County Assistant Executive Officer Diana Alexander led the memorial service and vowed the county would never forget Dec. 2, 2015, and those who were taken from us on that day.

## Pet of the Week

Meet our Pet of the Week: Dragon (ID# A811869). Dragon is a male, black and brown, 5-month-old shepherd mix who is playful and affectionate. If you would like to meet Dragon, please visit the Devore Animal Shelter and ask to see ID# A811869. We’re open seven days a week. For more information about animals available for adoption, please visit San Bernardino County Animal Care at [animalcare.sbcounty.gov/pets](http://animalcare.sbcounty.gov/pets) or call 1-800-472-5609.



## Californian who joined hunger strike in ICE detention seeks \$1 million in complaint

By JUSTO ROBLES

After 16 months in immigration detention facilities in California and Texas, Jose Ruben Hernandez Gomez returned to his family home in Lodi in April, walking with a cane and saying he suffers from neurological problems and persistent nightmares.

The 33-year old Mexican-born man — who from toddler age has been a permanent legal resident of California — has reported enduring abuse, unsanitary conditions and threats of force-feeding before his release from immigration detention in April.

“I have nightmares of being dragged ... that they are going to force-feed me. Then it wakes me up and I’m sweating,” he said during an interview at the home he grew up in. “It’s not an easy thing to process.”

This week attorneys helped him file an administrative tort complaint, a precursor to a potential lawsuit, against Immigration and Customs Enforcement, the federal agency overseeing immigrant detention.

His complaint seeks at least \$1 million in personal injury damages.

It states that in March, while he and other detainees were staging a hunger strike to protest conditions at the Mesa Verde ICE Processing Center



Jose Ruben Hernandez Gomez at his home in Lodi on Dec. 13, 2023. He was one of the hunger strikers at the Mesa Verde ICE detention facility and has filed a federal complaint alleging medical neglect and abuse. Photo by Fred Greaves for CalMatters

in Bakersfield, agents from the U.S. Immigration and Customs Enforcement (ICE) “violently dragged” him and several others and transported them to an immigration detention facility in Texas where he was shackled and a doctor threatened to seek a court order to insert a tube down his nose to his stomach to force-feed him.

Afraid, Hernandez Gomez agreed to end his hunger strike, which had gone 21 days, the complaint said. He suffered serious medical consequences anyway, his complaint says, after immigration agents made him immediately eat solid food and initially delayed medical treatment when he fell ill.

### Challenging ICE

His complaint follows a

class-action lawsuit he and eight other detainees filed in 2022 alleging forced labor by GEO Group, a corporation operating immigration detention facilities for the federal government. Also several Congress members from California have demanded an investigation or closure of the facilities.

“While I keenly understand challenges with ongoing litigation and the separation of powers, there is no excuse for the extremely limited replies and, at times, unresponsiveness from ICE,” said Zoe Lofgren, chair of the California Democratic Congressional Delegation.

“Members of Congress need more information about these serious matters occurring in our state. Relatedly, I reiter-

ate my call for the closure of privately-owned ICE facilities today, including these two detention centers, because they too often have abusive conditions and are a rip-off to taxpayers.”

According to American Civil Liberties Union Northern California’s database, the federal contract to operate Mesa Verde in Bakersfield and Golden State Annex in McFarland is worth more than \$1.5 billion over 15 years, or \$105.4 million per year.

The payment is for 560 beds regardless of the actual population count.

Gov. Gavin Newsom in 2019 signed a bill banning private prisons and immigration detention facilities from operating in the state, but the U.S. Ninth Circuit Court of Appeals determined the new law was unconstitutional, saying “California cannot exert this level of control over the federal government’s detention operations.”

ICE officials did not answer questions from CalMatters, and GEO Group officials referred questions about the allegations to ICE officials. A spokesperson for the U.S. Department of Homeland Security, which oversees ICE, provided a statement about the agency’s grievance process but did not answer other questions by deadline.

## IN PRAISE OF ELECTIONS WORKERS *from Page 1*

racy and smooth operation of the election process on Election Day and beyond,” said Registrar of Voters Stephenie Shea. “It truly is a team effort.”

These committed community members take on a variety of roles starting from comprehensive training on day one, all aimed at helping voters and assisting with a smooth and secure election process. Whether it’s checking in voters at a polling place, guiding them through voting procedures or preparing and processing ballots, election workers are the backbone of Election Day in San Bernardino County.

For Nicole Guilliam, who is responsible

for organizing and sorting completed ballots for counting, the experience has been eye-opening. “Signing up to be an election worker has been a cool experience that has given me a different perspective,” Guilliam shared.

Ashley Garcia, another election worker, has experienced both sides of the process. “I’ve been a poll worker in the past, but this time I get to be behind the scenes and part of the election process in a different way,” said Garcia.

The dedication of election workers doesn’t end when the polls close. After Election Day, they uphold the highest stan-

dards of accuracy and integrity, ensuring every vote is counted and that public trust in the election process is maintained. Their efforts exemplify the spirit of democracy, demonstrating that every role, no matter how small it may seem, contributes to a fair and transparent election.

Guilliam and Garcia served as San Bernardino County election workers and processed ballots until Dec. 3, the State of California’s deadline to certify election results.

To see the faces behind the process and get a closer look at the action, follow us on Instagram.

# Why California banned bilingual education for almost 20 years

By **TARA GARCÍA MATHEWSON**

In 1953, Bárbara Flores entered kindergarten at Washington Elementary School in Madera, California, a small city in the Central Valley surrounded by farm fields. Her mother and grandmother had talked it up: You're going to learn a lot. You're going to like it. She believed them. A little girl who would one day become a teacher, Flores was excited.

But only until she got there. "I walked out," Flores recalled recently. She got to her grandmother's house a few blocks away, furious. "Son mentirosas," she said. "No entiendo nada. Y jamas voy a regresar." You're liars. I don't understand anything. And I'm never going back.

Flores only spoke Spanish. As the grandchild of Mexican immigrants, she didn't find her language or culture welcome in the school.

But little Bárbara didn't get her way. And, after depositing her daughter back in the classroom, Flores' mother asked the teacher a question: Aren't you paying attention? My daughter walked out. The answer felt like a slap and became a part of



Students discuss American heroes in their Spanish language class at Washington Elementary School in Madera on Oct. 29, 2024. The whole school is dual language. Photo by Larry Valenzuela, CalMatters/CatchLight Local

family lore. All these little Mexican girls look alike. I didn't notice.

Flores returned to her old school this fall; the building she walked out of still stands, but almost everything else has changed. Now students speak Spanish because their teachers require them to. Little Mexican girls see their culture celebrated on the walls of every classroom.

Washington students will graduate knowing how to speak, read and write in both Spanish and English, joining a growing number of "dual-lan-

guage immersion" schools in California. Flores' eyes open wide as she describes the about-face her alma mater has taken.

"We were punished for speaking Spanish," she said. "We were hit with rulers, pinched, our braids were pulled. Now the whole school is dual-language."

The path has not been linear. When Flores was a child, California still had an English-only law on the books from the 1800s. As governor, Ronald Reagan signed a bill eliminating it.

Then the Civil Rights Movement ushered in a new era of bilingual education, and the California Legislature went further, requiring the model for students still learning English from 1976 until the anti-immigrant backlash of the 1990s.

Voters banned it again in 1998, only reversing the latest prohibition in 2016.

Researchers have found bilingual education helps students learn English faster and can boost their standardized test scores, increase graduation rates, better prepare them for college and much more.

California has removed the official barriers to offering this type of instruction since 2016,

and the state now champions bilingualism and biliteracy, encouraging all students to strive for both. But eight years after repeal, California schools have yet to recover.

A decades-long enrollment slump in bilingual-teacher prep programs has led to a decimated teacher pipeline. And underinvestment by the Legislature, paired with a hamstrung state Education Department, has limited the pace of bilingual education's comeback.

## An uncertain future: 2024 and beyond

A few years ago, Flores introduced Lile to Margarita Machado-Casas, a professor at San Diego State's Department of Dual Language and English Learner Education, which has long been a top producer of the state's bilingual teachers. Machado-Casas is helping the district figure out what concrete steps teachers and administrators should take to follow the high-level recommendations of the state's English Learner Roadmap.

They started out with "Principle 1," which asks school and district staffers to see immigrant students' language and culture as assets rather than seeing their lack of English proficiency as a deficit. Pointing to Madera's long and painful history of discriminating against immigrant students, including Flores, Machado-Casas said this principle unexpectedly took the entire first year, requiring "courageous conversations" — including asking staffers to think deeply about whether they believed in the work enough to stay in the district.

Machado-Casas is helping educators in Madera understand both how to help immigrant students tackle grade-level material and convince them that the students can handle it.

■ *Bilingual, see page 12*

## COUNTY PROVIDES HOUSING *from Page 1*

and I wholeheartedly thank everyone who was involved," she said. Turner mentioned that she was particularly pleased with how OHS collaborated with different agencies to provide the support she needed. Those partnerships made a significant difference in helping her get back on track and will continue to be instrumental for ongoing support.

"I'm really excited to celebrate this important milestone with Tammie and her family," said OHS Chief Marcus Dillard. "We are happy to support her in any way that we can and look forward to helping more individuals get back on their

feet quickly."

OHS supports the unhoused community by connecting them to housing and supportive services as well as case management assistance so they can develop an individual service plan, identify and address barriers, find sources of income to increase stability and locate housing units.

Since January 2024, OHS has sheltered 102 individuals and connected 95 of them to permanent housing. If you know someone who is struggling with homelessness, please contact OHS at 909-501-0610. For more information about OHS, please visit their website.

## 'Gladiator II' fails to entertain this critic

By Bob Garver

"Gladiator II" has some awfully big sandals to fill, both commercially and creatively. Its predecessor, 2000's "Gladiator," made \$187 million at the domestic box office. The new film has thus far made an estimated \$132 million after three weekends of release.

With a lot of money up for grabs in the upcoming holiday season, another \$55 million isn't out of the question. Maybe I could even stretch to see it making the \$68 million it needs to hit the \$200 million mark.

Yes, inflation means that it's less impressive to make these numbers now than it did nearly a quarter-century ago, but these are attainable goals.

What I do not see as attainable is the sequel ever becoming as well-regarded as the original. That film won the Academy Award for Best Picture, so already the new one has to live up to an impossibly high (dare I say "gold"? ) standard. But even with realistic standards, this movie is still a disappointment.

The second film takes place a few decades after the first, with the once-great Roman Empire ready to collapse under the blissfully-ignorant rule of twin emperors Geta (Joseph Quinn) and Caracalla (Fred Hechinger).

They're still greedy enough to want to expand the empire, so they send out top general Acacius (Pedro Pascal) to conquer a kingdom in Africa. Acacius doesn't believe in the imperialist cause, but he's sworn allegiance to his home, so he sacks the kingdom, which includes killing the wife of top



soldier Hanno (Paul Mescal), who swears revenge.

Hanno is taken prisoner and sold into slavery, where he's served up as a potential gladiator without much consideration. But he impresses in his tryout against a troop of baboons, and is purchased by Macrinus (Denzel Washington), a former slave who sees managing gladiators as a way to curry favor with the emperors, feeding into political ambitions and possibly even a power grab.

He makes a deal with Hanno that if his "personal in-

strument of destruction" can become a superstar in the Colosseum, he'll eventually give him a chance at revenge against Acacius.

Hanno is conflicted between wanting revenge and not wanting to be used as a political pawn for a slimeball like Macrinus. He's not conflicted about wanting to stay alive, however, so he plays along in putting together a string of victories. Also, Acacius's wife Lucilla (Connie Nielsen), the daughter of former emperor Aurelius, notices that Hanno bears a striking resemblance to her

long-lost son Luscious. And Luscious's father... is not Acacius.

The story and action aren't very engaging in "Gladiator II," with choppy editing and plodding pacing. But the real weakness of the movie is the acting. Pascal and Nielsen are fine, and the emperors get to do some fun scenery-chewing, but whoever thought that bland pretty-boy Paul Mescal could be an inspirational protagonist on par with the iconic Russell Crowe made a severe miscalculation.

Also, and I'm not saying that the rest of the cast is exactly making me feel immersed in Roman culture, but there's something so unmistakably American about Denzel Washington. Maybe it's his voice, maybe it's his mannerisms, maybe it that he shares a last name with the nation's capital, but he belongs at Caesar's Palace much more than he belongs at... these Caesars'... palace. He's too Vegas-y is what I'm saying.

"Gladiator II" has my permission to be a modest financial hit as long as it stays in the shadow of superior recent releases "Moana 2" and "Wicked," the latter of which has much scarier CGI primates. But it hasn't won me over as a movie worth recommending, and I definitely don't consider it an awards contender. Am I not entertained? Taking into account the wording of that question, I can say that yes, I am not entertained.

**Grade: C-**

*"Gladiator II" is rated R for strong bloody violence. Its running time is 148 minutes.*



# Connor Cooks

By Connor Forbes



## Holiday Hot Sauce



This might be one of the most cringey Connor Cooks I have written. Not only am I going to bring up my garden again, I am also going to stretch ever so hard to make this a holiday recipe.

I have an epic cayenne pepper plant that gives me so many peppers every week that I have to get creative with ways to use them. I dry them and make them into powder. I chop them and put them right on top of meals. And now I am making a quick and easy hot sauce with them.

I love spicy food, and I am a huge fan of the flavor of these cayenne peppers. A great kick of heat with a citrusy and deep flavor. They are no one trick peppers. They are multi-dimensional and can be used in so many ways.

I stretched so hard I think I tore a muscle... This hot sauce is red. Bright red. Red is a Christmas color. Christmas is a holiday. Therefore, this is a Holiday Hot Sauce.



### Ingredients

- ½ pound cayenne peppers (or sub any hot pepper)
- ½ cup white vinegar
- ½ cup orange juice
- 1 head garlic
- 1 sweet onion
- 1 lemon squeezed
- 1.5 tbsp salt

### To Make

Wash your peppers, remove stems, and chop roughly. Peel your garlic and chop roughly. Chop onion.

In a saucepan, combine ingredients and bring to a simmer over medium heat. Simmer 10 minutes or until all the ingredients are soft. Blend ingredients until smooth. Jar and put in fridge. EAT within 4 weeks.

For More Recipes Visit [www.zapinin.com/food](http://www.zapinin.com/food).

PUBLIC NOTICE

CIVIL

SUMMONS (Family Law) CITACION (Derecho familiar) CASE NUMBER (NUMERO DE CASO): 24CEFL06049

NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): JUAN HERNANDEZ

You have been sued. Read the information below and on the next page.

Lo han demandado. Lea la información a continuación y en la página siguiente.

Petitioner's name is: Nombre del demandante: ANA HERNANDEZ

You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you.

If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children.

For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp).

Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante.

Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov).

NOTICE—RESTRANING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed.

AVISO—LAS ÓRDENAS DE RESTRICCIÓN SE ENCUENTRAN EN LA PÁGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despidia la petición.

FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.

EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas.

1. The name and address of the court are (El nombre y dirección de la corte son):

FRESNO COUNTY SUPERIOR COURT, 1130 'O' STREET, ROOM 102, FRESNO, CALIFORNIA 93724

2. The name, address, and telephone number of the petitioner's attorney, or

PUBLIC NOTICE

the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): ANA HERNANDEZ

1517 HANNAH AVENUE, COALINGA, CA 93210

Date (Fecha): 12/2/2024 12:48 PM Clerk, by (Secretario, por) AVANG, Deputy (Asistente)

CNS-3877720#

12/13, 12/20, 12/27/24, 1/3/25

ANTELOPE VALLEY JOURNAL

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 24STLC05843

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ROY MORENO, JESSICA MAYORAL; DOES 1 TO 5

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): GAY NAIDITCH

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov).

Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante.

Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos.

Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov).

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante.

NOTICE—RESTRANING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed.

AVISO—LAS ÓRDENAS DE RESTRICCIÓN SE ENCUENTRAN EN LA PÁGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se despidia la petición.

ANTELOPE VALLEY JOURNAL

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de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services.

The name and address of the court is (El nombre y dirección de la corte es): STANLEY MOSK COURTHOUSE (SMC) 111 N. HILL STREET, LA, CA 90012

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

12/13, 12/20, 12/27/24, 1/3/25

CNS-3877477#

ANTELOPE VALLEY JOURNAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24AVCP00287 Superior Court of California, County of LOS ANGELES

TO ALL INTERESTED PERSONS: Petitioner BETTINA GRACE MOISES filed a petition with this court for a decree changing names as follows:

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.

NOTICE OF HEARING: Date: 12/30/24, Time: 8:30AM, Dept.: A14

The address of the court is 42011 4TH STREET WEST, 1ST FLOOR LANCASTER, CA 93534

DATE: 11/21/24 DENISE MCCLAUGHLIN, BENNETT Judge of the Superior Court 11/29, 12/6, 12/13, 12/20/24

CNS-3874254# ANTELOPE VALLEY JOURNAL

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 22AVCV000420

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MARIA OSVELIA CONTRERAS GUZMAN; ANTHONY DAVID DIAZ; DOES 1 TO 20

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): SARKIS OGANYAN; MARY OGANISYAN

NOTE! You have been sued. The court may decide against you without your being heard unless you respond

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within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service.

If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org).

NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case.

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abogado del demandante, o del demandante que no tiene abogado, es): MITILIAN LAW GROUP, APLC, 16633 VENTURA BL., #1000, ENCINO, CA 91436, TEL: (818) 671-3877

DATE (Fecha): 08/12/2024 DAVID W. SLAYTON, EXECUTIVE OFFICER, Clerk (Secretario), by J. BRIGGS, Deputy (Adjunto)

CNS-3871514# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: GOOD NEIGHBOR MOBILE NOTARY, 3851 SMITH AVE, ACTON, CA 93510

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).)

This statement was filed with the County Clerk of Los Angeles County on 10/29/2024.

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.

Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).

CNS-3876434# ANTELOPE VALLEY JOURNAL

FICTITIOUS BUSINESS NAME STATEMENT

The following person(s) is (are) doing business as: LSI GENERAL ENGINEERING & CONSTRUCTION CO., 150 S. GLENOAKS BLVD. #8058, BURBANK, CA 91502 County of LOS ANGELES

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).)

12/11/24 5:56 PM

**PUBLIC NOTICE**

S/ LEVON ISADZHANYAN, OWNER  
This statement was filed with the County Clerk of Los Angeles County on 11/25/2024.  
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).  
12/6, 12/13, 12/20, 12/27/24  
CNS-3876335#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024244235  
The following person(s) is (are) doing business as:  
**JESS BOYER MEDIA, 25783 PLAYER DRIVE SANTA CLARITA, CA 91355**, County of LOS ANGELES  
Registered owner(s):  
JESSICA BOYER-AHOLT, 25738 PLAYER DRIVE SANTA CLARITA, CA 91355

This business is conducted by: AN INDIVIDUAL  
The registrant commenced to transact business under the fictitious business name or names listed above on 07/2024

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/ JESSICA BOYER-AHOLT, OWNER  
This statement was filed with the County Clerk of Los Angeles on 12/2024

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).  
12/6, 12/13, 12/20, 12/27/24  
CNS-3876130#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024241952  
The following person(s) is (are) doing business as:  
**1. GABAYI FILIPINO BUSINESS DIRECTORY & LISTINGS**, 2. **GABAYI 3. GABAY PAGES - FILIPINO BUSINESS DIRECTORY AND LISTINGS**, 4. **GABAY PAGES, 8605 SANTA MONICA BLVD #296392 WEST HOLLYWOOD, CA 90069**, County of LOS ANGELES  
Registered owner(s):  
LMGN ENTERPRISES LLC, 8605 SANTA MONICA BLVD #296392 WEST HOLLYWOOD, CA 90069; CA  
This business is conducted by: A LIMITED LIABILITY COMPANY

**PUBLIC NOTICE**

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/ LOUELL TOJONG, PRESIDENT  
LMGN ENTERPRISES LLC  
This statement was filed with the County Clerk of Los Angeles on 11/26/2024

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).  
11/29, 12/6, 12/13, 12/20/24  
CNS-3874994#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024241610  
The following person(s) is (are) doing business as:  
**LIFE EMPOWERMENT 352 LANGHORN STREET LANCASTER, CA 93535**, County of LOS ANGELES  
Registered owner(s):  
SAY MINDII WEINZAPFEL, 352 LANGHORN STREET LANCASTER, CA 93535  
This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 11/2024  
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/ SAY MINDII WEINZAPFEL, OWNER  
This statement was filed with the County Clerk of Los Angeles on 11/25/2024

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).  
11/29, 12/6, 12/13, 12/20/24  
CNS-3874992#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024249857  
The following person(s) is (are) doing business as:  
**1. HEALING TRUTHS CENTER, 2.**

**PUBLIC NOTICE**

**HEALING TRUTHS CENTER, LLC, 5630 KATRINA PLACE PALMDALE, CA 93552**, County of LOS ANGELES  
Articles of Incorporation or Organization Number (if Applicable): AI #ON 202464711531  
Registered owner(s):  
**HEALING TRUTHS CENTER, LLC, 5630 KATRINA PLACE PALMDALE, CA 93552**

This business is conducted by: AN LLC  
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/ CADRENA HEARD, CEO  
This statement was filed with the County Clerk of Los Angeles on DEC 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).  
12/13, 12/20, 12/27/24, 1/3/25  
CNS-3873907#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024239823  
The following person(s) is (are) doing business as:  
**FRIENDS BARBERSHOP WALNUT, 1365 GRAND AVE WALNUT, CA 91789**, County of LOS ANGELES  
Articles of Incorporation or Organization Number: AI #ON: 202251216670  
Registered owner(s):  
FRNDZS UNITED, LLC, 15664 COUNTRY CLUB DR. CHINO HILLS, CA 91709, 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 11/2024  
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/ BRYAN MEJIA, PRESIDENT  
FRNDZS UNITED, LLC.  
This statement was filed with the County Clerk of Los Angeles on 11/21/2024

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

**PUBLIC NOTICE**

the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
11/29, 12/6, 12/13, 12/20/24  
CNS-3873892#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024238031  
The following person(s) is (are) doing business as:  
**RBG CARE NP, 5052 RAINER AVENUE, PALMDALE, CA 93552**, County of LOS ANGELES  
RENEE ROSE GONZALEZ, 5252 RAINER AVENUE, 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/ RENEE ROSE GONZALEZ, OWNER  
This statement was filed with the County Clerk of Los Angeles on 11/19/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Business Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity form.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (See Section 14411 et seq., Business and Professions Code).  
11/22, 11/29, 12/6, 12/13/24  
CNS-3873074#  
ANTELOPE VALLEY JOURNAL

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2024232281  
The following person(s) is (are) doing business as:  
**HEALTH MEETS TECH, 5837 BEVIS AVE SHERMAN OAKS, CA 91411**, County of LOS ANGELES;  
Registered owner(s):  
SONALI NAMIRANIAN, 5837 BEVIS AVE SHERMAN OAKS, CA 91411

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/ SONALI NAMIRANIAN, OWNER  
This statement was filed with the County Clerk of Los Angeles on 11/12/2024

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.

**PUBLIC NOTICE**

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).  
11/22, 11/29, 12/6, 12/13/24  
CNS-3871859#  
ANTELOPE VALLEY JOURNAL

**GOVERNMENT**

**NOTICE OF SHERIFF'S SALE GU, YING VS QIAO, HUA CASE NO: GC16555967 R**

Under a writ of Execution issued on 03/01/24. Out of the SUPERIOR COURT, of the County of SAN FRANCISCO, State of California, on a judgment entered on 05/16/19. In favor of HUA QIAO and against GU, YING showing a net balance of \$607,173.00 actually due on said judgment. (Amount subject to revision). I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:  
THE NORTHERLY 290.25 FEET OF BLOCK "L" OF FINK'S ADDITION TO PALMDALE, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36 PAGE 30 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY CALIFORNIA EXCEPT THAT PORTION RESERVED FOR ROAD PURPOSES.

PARCEL 2:  
THAT PORTION OF AVENUE R-6, AND 25TH PLACE EAST, VACATED BY OTHER RECORDED NOVEMBER 19, 1975 AS INSTRUMENT NO. 3517, WHICH WOULD PASS WITH THE CONVEYANCE OF PARCEL 1.  
APN: 3019-005-025

Commonly known as: VAC/COR 25TH STE/AVE R6, PALMDALE, CA 93550  
Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 01/15/25, 10:00 AM at the following location.

STANLEY MOSK COURTHOUSE  
111 N. HILL STREET, ROOM 125B  
LOS ANGELES, CA 90012

( ) This sale is subject to a minimum bid in the amount of \$0.00. (Subject to revision)

Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney  
SAC ATTORNEYS, LLP  
1754 TECHNOLOGY DR., STE 122  
SAN JOSE, CA 95110

Dated: 11/22/24  
Branch: Los Angeles  
ROBERT G. LUNA, Sheriff  
By: LISA MOJARRO, Deputy  
Operator Id: E612694

Para obtener esta informacion-traducción en Espanol llame a este numero: (213) 972-3950  
NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. ( Penal Code section 616)

CN112535 GC16555967 R Dec  
13,20,27, 2024  
12/13, 12/20, 12/27/24  
CNS-3877235#  
ANTELOPE VALLEY JOURNAL

**PUBLIC NOTICE**

**PROBATE**

**NOTICE OF PETITION TO ADMINISTER ESTATE**

**OF:  
PATRICIA ANN PENTARD  
CASE NO. 24AVPB00556**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PATRICIA ANN PENTARD.

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

THE PETITION FOR PROBATE requests that BRITTANY FARRIS 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: 01/23/25 at 10:30AM in Dept. A-14 located at 42011 4TH STREET WEST, LANCASTER, CA 93534

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

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  
MICHAEL A. YEAGER - SBN

**PUBLIC NOTICE**

289871, YEAGER LAW, APC  
44901-B 10TH WEST  
LANCASTER CA 93534  
Telephone (661) 471-2177  
12/13, 12/20, 12/27/24  
CNS-3878571#  
ANTELOPE VALLEY JOURNAL

**NOTICE OF SUPPLEMENT PETITION TO ADMINISTER ESTATE**

**OF:  
ZENOLA HOFFLER  
CASE NO. 24AVPB00543**

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

A SUPPLEMENT PETITION FOR PROBATE has been filed by PATRICIA HOFFLER NGOM in the Superior Court of California, County of LOS ANGELES.

THE SUPPLEMENT PETITION FOR PROBATE requests that PATRICIA HOFFLER NGOM be appointed as personal representative to administer the estate of the decedent.

THE SUPPLEMENT 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: 01/23/25 at 10:30AM in Dept. A-14 located at 42011 4TH STREET WEST, LANCASTER, CA 93534

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

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.

In Pro Per Petitioner  
PATRICIA HOFFLER NGOM  
P.O. BOX 152  
LLANO CA 93544  
12/6, 12/13, 12/20/24  
CNS-387572#  
ANTELOPE VALLEY JOURNAL

**NOTICE OF PETITION TO ADMINISTER ESTATE OF LEANNA SMITH**

**CASE NO. 24AVPB00525**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LEANNA SMITH

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

THE PETITION FOR PROBATE requests that Shirley Smith 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 January 16, 2025 at 10:30 AM in Dept. No. A-14 located at 42011 4TH ST 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

**PUBLIC NOTICE**

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:  
BRADLEY T WEEKS ESQ  
SBN 173745  
CHARLTON WEEKS LLP  
1031 WEST AVENUE M-14  
STE A  
PALMDALE CA 93551-1457  
CN112271 SMITH  
12/6, 12/13, 12/20/24  
CNS-3875049#  
ANTELOPE VALLEY JOURNAL

**NOTICE OF PETITION TO ADMINISTER ESTATE**

**OF:  
RODERICK CLARE THOMAS**

**CASE NO. 24STPB12948**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RODERICK CLARE THOMAS.

A PETITION FOR PROBATE has been filed by ANDREA BOGLE THOMAS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ANDREA BOGLE THOMAS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 01/06/25 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  
MARY L. O'NEILL, ESQ. - SBN 102109  
O'NEILL HUXTABLE & ABELSON, APC  
1631 BEVERLY BLVD.  
LOS ANGELES CA 90026  
Telephone (213) 202-3910  
11/29, 12/6, 12/13/24  
CNS-3874706#  
ANTELOPE VALLEY JOURNAL

**NOTICE OF PETITION TO ADMINISTER ESTATE**

**OF:  
KEVIN PHILIP DAVIS  
AKA KEVIN P. DAVIS  
CASE NO. 24STPB08575**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KEVIN PHILIP DAVIS AKA KEVIN P. DAVIS.

A PETITION FOR PROBATE has been filed by IVY W. HARRELL in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that IVY W. HARRELL 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: 01/10/25 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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  
**TESSA ROBERTS - SBN 325540**  
 CA ESTATE PLANNING SERVICES  
 170 E. YORBA LINDA BLVD. #212  
 PLACENTIA CA 92870  
 Telephone (714) 584-5009  
 BSC 226099  
 11/29, 12/6, 12/13/24  
**CNS-3874294#**  
 ANTELOPE VALLEY JOURNAL

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JULIA IRIBE-MEZA AKA JULIA MEZA**  
**CASE NO. 24AVPB00521**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JULIA IRIBE-MEZA aka JULIA MEZA

A PETITION FOR PROBATE has been filed by Francisco Guzman in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Francisco Guzman be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on January 16, 2025 at 10:30 AM in Dept. No. A14 located at 42011 4TH ST 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.

**PUBLIC NOTICE**

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:**  
**BRADLEY T WEEKS ESQ**  
**SBN 173745**  
**CHARLTON WEEKS LLP**  
 1031 WEST AVENUE M-14  
 STE A  
 PALMDALE CA 93551-1457  
 CN111983 IRIBE  
 11/29, 12/6, 12/13/24  
**CNS-3873543#**  
 ANTELOPE VALLEY JOURNAL

**PUBLIC AUCTION/SALES**

**NOTICE OF PUBLIC SALE**  
 NOTICE IS HEREBY GIVEN pursuant to California Civil Code §798.78 and California Commercial Code §§ 7209 and 7210 that the following described property will be sold by Brierwood Mobilehome Park, at public auction to the highest bidder for certified funds, in lawful money of the United States, or a cashier's check to payable to Brierwood Mobilehome Park, payable at time of sale on Monday, December 30, 2024, at 10:00 a.m., at the following location: 45800 Challenger Way, #80, Lancaster, CA 93535 The parties believed to claim an interest in the mobilehome are: John Scott Allen aka John Allen, Lila V Allen Irrevocable Grantor Trust, Chelsea Allen Hill, Michael Allen, and the Estate of John Scott Allen aka John Allen. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. The property which will be sold is: MANUFACTURER: UNKNOWN

TRADE NAME: LA CAR  
 MODEL NUMBER: UNKNOWN  
 YEAR: UNKNOWN  
 H.C.D. DECAL NO: AAJ2774  
 SERIAL NO.: S5510XX, S5510XXU  
 The current location of the subject property is: 45800 Challenger Way, #80, Lancaster, CA 93535. The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is Twenty-Eight Thousand Seven Hundred Seventy-Three Dollars and Five Cents (\$28,773.05). The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: December 13, 2024 KIMBALL, TIREY & ST. JOHN, By:/s/ Taylor R. McElroy, Authorized Agent for Brierwood Mobilehome Park. Contact: (Taylor McElroy), (619) 231-1422  
 12/13, 12/20/24  
**CNS-3877899#**  
 ANTELOPE VALLEY JOURNAL

File No: 0099-6200  
 Notice Of Sale Of Collateral  
 TO: Rosanna Cuevas, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1993 SANDALWOOD Mobile Home which is located at 3524 E. Avenue R., Space 248, Palmdale, CA 93550 and registered with the Department of Housing and Community Development under Decal No. LAT5224 and the following Serial and Label/Insignia Number(s): Serial Number(s) C A F L 2 A D 1 3 0 8 3 8 6 7

**PUBLIC NOTICE**

CAFL2BD13083867 Label/Insignia Number(s) CAL252839 CAL252840 The Undersigned Will Sell Said Collateral On January 7, 2025 At 11:00 A.M., Behind The Fountain Located In Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766. Such sale is being made by reason of your default on September 15, 2024 under that certain Security Agreement dated October 27, 2023, between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$144,860.12 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case 0099-6200. 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. Dated: December 5, 2024 21st Mortgage Corporation By: /s/ Raymond Soriano Steele, LLP, as Agent Tel: (949) 222-1161  
 12/13/24  
**CNS-3877778#**  
 ANTELOPE VALLEY JOURNAL

**TRUSTEE SALES**

T.S. No. 126746-CA APN: 3123-024-037 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/11/2022. 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 1/21/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/17/2022 as Instrument No. 20220194427 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ARMANDO RAMIREZ RIVERA, JR AND LETICIA NORMA RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR

**PUBLIC NOTICE**

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: 1133 WEST AVENUE J11, 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 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: \$264,316.03 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 126746-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

**PUBLIC NOTICE**

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 126746-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  
 12/13, 12/20, 12/27/24  
**CNS-3877710#**  
 ANTELOPE VALLEY JOURNAL

APN: 3132-004-026 TS No.: 24-08132CA TSG Order No.: 240375918-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 22, 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. 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 January 28, 2014 as Document No.: 20140090145 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: David L Lundquist unmarried man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: January 9, 2025 Sale Time: 9:00 AM Sale Location: Vineyard Ballroom/Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 2 File No.:24-08132CA The street address and other common designation, if any, of the real property described above is purported to be: 427 W Ave J5 Unit 3, Lancaster, CA 93534. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$136,958.97 (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

PUBLIC NOTICE

at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, www.auction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08132CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 24-08132CA 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.: 24-08132CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.auction.com or Call: (800) 280-2832. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: November 21, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 AV0468052 To: ANTELOPE VALLEY JOURNAL 12/13/2024, 12/20/2024, 12/27/2024 12/13, 12/20, 12/27/24

CNS-3876611# ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE TS No. CA-24-995291-CL Order No.: FIN-24007929 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/16/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR

PUBLIC NOTICE

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 state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): John F. Barrett, an unmarried man Recorded: 6/2/2017 as Instrument No. 20170611007 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 12/27/2024 at 9:00:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650; in the Vineyard Ballroom Amount of unpaid balance and other charges: \$215,741.94 The purported property address is: 39044 VIRGINIA ST, PALMDALE, CA 93551 Assessor's Parcel No.: 3003-077-065 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property 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 1-800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-995291-CL. 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

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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 CA-24-995291-CL, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-24-995291-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-995291-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-995291-CL IDSPub #0225554 12/6/2024 12/13/2024 12/20/2024 12/6, 12/13, 12/20/24 CNS-3874662# ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE TSG No.: 8792823 TS No.: 24-027020 APN: 3103-032-073 Property Address: 4147 GLACIER PLACE, QUARTZ HILL, CA 93536 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/22/2022. 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 12/27/2024 at 09:00 AM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 11/30/2022, as Instrument No. 2022118555, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: JAVIER MENCHACA, A SINGLE MAN, AND CAROL MARTINEZ TAPIA, AN UNMARRIED WOMAN, AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO

PUBLIC NOTICE

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# 3103-032-073 The street address and other common designation, if any, of the real property described above is purported to be: 4147 GLACIER PLACE, QUARTZ HILL, CA 93536 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, 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 \$611,003.23. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "AS-IS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the 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 24-027020 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

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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 24-027020 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 TRUSTEE'S SALE INFORMATION PLEASE CALL 844-693-4761 AV0467864 TO ANTELOPE VALLEY JOURNAL 12/06/2024, 12/13/2024, 12/20/2024 12/6, 12/13, 12/20/24 CNS-3874570# ANTELOPE VALLEY JOURNAL

NOTICE OF TRUSTEE'S SALE TSG No.: 8789449 TS No.: 24-003864 APN: 3019-048-010 Property Address: 2621 EAST AVENUE R13, PALMDALE, CA 93550 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/01/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 01/09/2025 at 09:00AM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/07/2022, as Instrument No. 20220605566, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: JOVI HALOG, A 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: LOT 10, AS SHOWN ON THAT CERTAIN MAP ENTITLED TRACT NUMBER 43887, WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA IN BOOK 1062 OF MAPS PAGE(S) 68 AND 69. AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 3019-048-010 The street address and other common designation, if any, of the real property described above is purported to be: 2621 EAST AVENUE R13, PALMDALE, CA 93550 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

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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 \$476,649.83. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All bids are subject to California Civil Code 2924h and are sold "AS-IS". NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the 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, 800-280-2832, 844-693-4761 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, [www.auction.com](http://www.auction.com), [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-003864 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 (916)939-0772, 855-976-3916, 844-693-4761, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, <https://tracker.auction.com/sb1079>, [www.awest.us](http://www.awest.us), using the file number assigned to this case 24-003864 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

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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: 12/05/2024  
America West Lender Services, LLC P.O. Box 23028 Tampa, FL 33623  
America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (916)939-0772 800-280-2832 844-693-4761 AV0468093 To: ANTELOPE VALLEY JOURNAL 12/06/2024, 12/13/2024, 12/20/2024 12/6, 12/13, 12/20/24  
**CNS-3874569# ANTELOPE VALLEY JOURNAL**  
Title Order No. : 95529810 Trustee Sale No. : 87460 Loan No. : 399453703 APN : 3041-003-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/16/2023. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/24/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 5/19/2023 as Instrument No. 20230327639 in book *l/l/l*, page *l/l/l* of official records in the Office of the Recorder of Los Angeles County, California, executed by: PATRICIA M. LEWIS, AN UNMARRIED WOMAN, as Trustor SEE ATTACHED EXHIBIT "B", 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 91768, 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 311 OF TRACT NO 9488, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 151, PAGE 30 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: 10157 E AVENUE R8 LITTLEROCK, CA 93543. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$350,562.49 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The

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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: 11/22/2024 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](http://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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 87460. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case 87460 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. EXHIBIT "B"

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LENDER LISTING AS tenants in common Lender Name Fractional Ownership As Tenants in Common THE LIGHTHOUSE II, LLC \$156,000.00/\$306,000.00ths DAVID A. SMITH, AN UNMARRIED MAN \$100,000.00/\$306,000.00ths WHEREWITHAL ESSENTIALS LLC \$50,000.00/\$306,000.00ths 11/29, 12/6, 12/13/24  
**CNS-3874355# ANTELOPE VALLEY JOURNAL**  
T.S. No. 104343-CA APN: 3141-021-035 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/13/2018. 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 2/6/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/21/2018 as Instrument No. 20180841213 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: JONATHAN J BONILLA ARGUETA AND RUTH Y BONILLA DE RAMIREZ, 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, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: VINEYARD BALLROOM, DOUBLE TREE 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: 344 EAST AVENUE J7, 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 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: \$256,899.53 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

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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](http://www.clearreconcorp.com), using the file number assigned to this case 104343-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](http://www.clearreconcorp.com), using the file number assigned to this case 104343-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 11/29, 12/6, 12/13/24  
**CNS-3873851# ANTELOPE VALLEY JOURNAL**  
T.S. No.: 2024-10497-CA APN: 3112-038-058 Property Address: 2527 RYANS PL, LANCASTER, CA 93536 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2022. 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 hereinabove 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,

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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: Michael Silverstein and Janet Brown Silverstein, husband and wife as joint tenants Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 5/6/2022 as Instrument No. 20220496990 in Book -- Page -- of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 12/31/2024 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: \$430,095.41 Street Address or other common designation of real property: 2527 RYANS PL LANCASTER, CA 93536 A.P.N.: 3112-038-058 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](http://www.nestortrustee.com), using the file number assigned to this case 2024-10497-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2024-10497-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

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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: 11/20/2024 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 41795 Pub Dates 12/06, 12/13, 12/20/2024  
**CNS-3873506#**  
**ANTELOPE VALLEY JOURNAL**

NOTICE OF TRUSTEE'S SALE Title No. 175280 Title No. 8791602 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/10/2019. 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. ON 12/27/2024 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/12/2019, as Instrument No. 20190552404, in book xx, page xx, of Official Records in the office of the County Recorder of Los Angeles County, State of California, executed by Susan E. Anderson, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 3018-002-012 The street address and other common designation, if any, of the real property described above is purported to be: 2117 E Avenue QI, Palmdale, CA 93550 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of 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: \$177,671.59 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 11/19/24 Prime Recon LLC Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (800) 280-2832 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does

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not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - [www.auction.com](http://www.auction.com) - for information regarding the sale of this property, using the file number assigned to this case: 175280. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee's sale, or visit this internet website [www.auction.com](http://www.auction.com) or <https://auction.com/sb1079/> for information regarding the sale of this property, using the file number assigned to this case Ts# 175280 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. A-4829257 11/29/2024, 12/06/2024, 12/13/2024 11/29, 12/6, 12/13/24  
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T.S. No. 24-69041 APN: 3153-050-043 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/18/2006. 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

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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: JACQUELINE LEWIS, A SINGLE WOMAN Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 9/22/2006, as Instrument No. 06 2114630, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale :12/31/2024 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: \$92,530.86 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: 3230 WEST AVENUE J-4 LANCASTER, CALIFORNIA 93536 Described as follows: As more fully described on said Deed of Trust, A.P.N #.: 3153-050-043 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 website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-69041. 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

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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 website [www.elitepostandpub.com](http://www.elitepostandpub.com), using the file number assigned to this case 24-69041 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: 11/18/2024 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 [www.elitepostandpub.com](http://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 bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 41773 Pub Dates 11/29, 12/06, 12/13/2024 11/29, 12/6, 12/13/24  
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Flores hopes the work ends up being a play-book for the entire state — which could soon need one. Gov. Gavin Newsom signed a bill this year requiring the Education Department to come up with a statewide plan for helping districts adopt the road map's guidelines and report on their progress.

This planning process guarantees California will be over a decade into its recovery from the English-only years before the state even considers holding schools accountable for changing their practices.

When New York passed a blueprint for how to serve English learners in 2014, it followed it up with new state regulations that same year, creating stricter policies for serving students who were still learning English, including a broader mandate for bilingual education, which had already been required for decades.