

Ordinance No. 188264

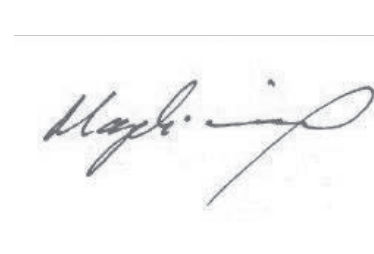
An ordinance dedicating, accepting and establishing certain real property owned by the City of Los Angeles as part of the east side of Claudina Avenue and the south side of Washington Boulevard, all public streets of said City.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Los Angeles finds that the public interest, convenience and necessity require that an easement for public street purposes over the following described real property owned by the City be, and same is hereby dedicated, accepted and established as part of the east side of Claudina Avenue and the south side of Washington Boulevard, all public streets of said City.

THOSE PORTIONS OF LOTS "A" AND "B" OF TRACT NO. 4416, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 48, PAGE 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WESTERLY, NORTHWESTERLY AND NORTHEASTERLY OF THE FOLLOWING DESCRIBE LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT "B", WITH THE EASTERLY LINE OF THE WESTERLY 5.00 FEET OF SAID LOT "B"; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE BEGINNING OF A TANGENT CURVE, CONCAVING SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING TANGENT AT ITS POINT OF ENDING TO THE NORTHERLY LINE OF SAID LOTS "A" AND "B"; THENCE NORTHEASTERLY ALONG SAID CURVE TO SAID POINT OF ENDING; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT DISTANT 15.00 FEET WESTERLY MEASURED ALONG SAID NORTHERLY LINE FROM THE EASTERLY LINE OF SAID LOT "A"; THENCE, SOUTHEASTERLY IN A DIRECT LINE TO A POINT ON LAST SAID EASTERLY LINE DISTANT 15.00 FEET SOUTHERLY MEASURED ALONG LAST SAID EASTERLY LINE FROM SAID NORTHERLY LINE.



Magdi Soliman
Bureau of Engineering

Section 2. Pursuant to the provisions of Section 252 of the Charter of the City of Los Angeles, this ordinance shall become effective upon publication.

Approved as to Description
Bureau of Engineering

date January 25, 2024

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality
HYDEE FELDSTEIN SOTO, City Attorney
By PEJMON SHEMTOOB, Deputy City Attorney
Date March 15, 2024
File No. 24-0496

The Clerk of the City of Los Angeles hereby certifies that the foregoing ordinance was passed by the Council of the City of Los Angeles.

Holly L. Wolcott, City Clerk
Ordinance Passed May 17, 2024
Karen Bass, Mayor
Approved May 30, 2024

CNSB # 3820624

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court or to appear at the court for a hearing. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. 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), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.

[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): WEST COVINA COURTHOUSE 1427 WEST COVINA PARKWAY WEST COVINA CA 91730

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): Rafi H. Ohanian, Thori Beck Vanni Callahan & Powell LLP, 140 S. GARFIELD AVE., 10th FL., Pasadena CA 91101-4904 626-795-8333 DATE (Fecha): 05/14/2024 David W. Slaton Clerk (Secretario), by R. Aragao, Deputy (Adjunto) (SEAL) NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 5/23, 5/30, 6/6, 6/13/24 DJ-3811650#



ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 24PSCP00229
Superior Court of California, County of Los Angeles
Petition of: Shaobi Zhou for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Shaobi Zhou filed a petition with this court for a decree changing names as follows: Xinyan Zhou to Cynthia Chou
The Court orders that all persons affected by this petition shall appear in this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any objection must be in writing and must be filed in this court at the hearing indicated below. The petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Date: 07/19/2024, Time: 07/19/2024, Dept.: 6.
The address of the court is West Covina Courthouse 1427 West Covina Parkway West Covina, CA 91730
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for 7 days before the hearing date. For information regarding the petition on a newspaper of general circulation, printed in this county: Daily Journal
Date: 05/10/2024
Lyette Gindron Winston
Judge of the Superior Court
5/23, 5/30, 6/6, 6/13/24
DJ-3816718#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): CONNOR MICHAEL CLOHERTY
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: ANDREW FITKOWSKI
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES NORTHWEST DISTRICT, 6230 SYLMAR AVENUE VAN NUYS, CA 91401
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): HOWARD GOODMAN, STATE BAR #76570, LAW OFFICE OF HOWARD GOODMAN, 18321 VENTURA BLVD., SUITE 252, SARATOGA, CALIFORNIA 95135, 818-996-8903, 818-996-2942 F. Howard@howardgoodman.net
DATE (Fecha): 08/15/2023
Suzette W. Goodin
Executive Officer/Clerk of Court, Clerk (Secretario), by A. Salcedo, Deputy (Adjunto) (SEAL)
5/30, 6/6, 6/13, 6/20/24
DJ-381166#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 24PSCP00229
Superior Court of California, County of Los Angeles
Petition of: Shaobi Zhou for Change of Name
TO ALL INTERESTED PERSONS: Petitioner Shaobi Zhou filed a petition with this court for a decree changing names as follows: Xinyan Zhou to Cynthia Chou
The Court orders that all persons affected by this petition shall appear in this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any objection must be in writing and must be filed in this court at the hearing indicated below. The petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Date: 07/19/2024, Time: 07/19/2024, Dept.: 6.
The address of the court is West Covina Courthouse 1427 West Covina Parkway West Covina, CA 91730
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for 7 days before the hearing date. For information regarding the petition on a newspaper of general circulation, printed in this county: Daily Journal
Date: 05/10/2024
Lyette Gindron Winston
Judge of the Superior Court
5/23, 5/30, 6/6, 6/13/24
DJ-3816718#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MADELINE BOGERT, AN INDIVIDUAL; ELIZA SHEEHAN, AN INDIVIDUAL; AND DANNY T. HARRIS YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: WOODGREEN LIMITED LIABILITY COMPANY
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): WEST COVINA COURTHOUSE 1427 WEST COVINA PARKWAY WEST COVINA CA 91730
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): BARUCH C. COHEN, Esq., 4929 Wilshire Boulevard, Suite 940 Los Angeles, California 90010 (323) 837-4501
DATE (Fecha): 04/25/2024
David W. Slaton Clerk (Secretario), by N. Quispe, Deputy (Adjunto) (SEAL) NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 5/16, 5/23, 5/30, 6/6/24 DJ-381396#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): MADMIR JACOB COHEN AND DOES
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: CIRCA 1200, LLC
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
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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): RICHARD SCOTT, ESQ. [ISBN 180614] THE MOLINO FIRM, PROFESSIONAL LAW CORPORATION 4751 WILSHIRE BLVD., SUITE 207 LOS ANGELES, CA 90010, (323) 692-4010, (323) 692-4015
DATE (Fecha): 09/08/2023
DAVID W. SLAYTON Clerk (Secretario), by S. RUIZ, Deputy (Adjunto) (SEAL)
5/16, 5/23, 5/30, 6/6/24 DJ-3813873#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FELIX QUIROZ JIMENEZ YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: PHF CAPITAL LLC
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
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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): FELIX QUIROZ JIMENEZ, 10550 WILSHIRE BLVD., SUITE 207 LOS ANGELES, CA 90010, (323) 692-4010, (323) 692-4015
DATE (Fecha): 09/08/2023
DAVID W. SLAYTON Clerk (Secretario), by S. RUIZ, Deputy (Adjunto) (SEAL)
5/16, 5/23, 5/30, 6/6/24 DJ-381396#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FELIX QUIROZ JIMENEZ YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: PHF CAPITAL LLC
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): WEST COVINA COURTHOUSE 1427 WEST COVINA PARKWAY WEST COVINA CA 91730
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): FELIX QUIROZ JIMENEZ, 10550 WILSHIRE BLVD., SUITE 207 LOS ANGELES, CA 90010, (323) 692-4010, (323) 692-4015
DATE (Fecha): 09/08/2023
DAVID W. SLAYTON Clerk (Secretario), by S. RUIZ, Deputy (Adjunto) (SEAL)
5/16, 5/23, 5/30, 6/6/24 DJ-381396#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03912
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FELIX QUIROZ JIMENEZ YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: PHF CAPITAL LLC
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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): WEST COVINA COURTHOUSE 1427 WEST COVINA PARKWAY WEST COVINA CA 91730
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): FELIX QUIROZ JIMENEZ, 10550 WILSHIRE BLVD., SUITE 207 LOS ANGELES, CA 90010, (323) 692-4010, (323) 692-4015
DATE (Fecha): 09/08/2023
DAVID W. SLAYTON Clerk (Secretario), by S. RUIZ, Deputy (Adjunto) (SEAL)
5/16, 5/23, 5/30, 6/6/24 DJ-381396#

CITY OF LOS ANGELES

NOTICE OF ESTABLISHMENT OF FEES
NOTICE IS HEREBY GIVEN that the Board of Recreation and Park Commissioners of the City of Los Angeles, at its regularly scheduled meeting on Thursday, June 20, 2024 at 9:00 am which will be conducted in-person and telephonically, unless at that meeting the matter is continued to a subsequent date, time and place, will consider the following subject:
PUBLIC ART POLICY ADOPTION OF NEW PUBLIC ART POLICY AND RELATED SCHEDULE OF RATES AND FEES
Detailed information regarding this item is contained in a Board Report on file in the Board Office, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012. In addition, this Report will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org.
Interested persons are invited to telephonically join this meeting to make oral presentations during the hearing on the proposed establishment of fees. Instructions on joining the telephonic meeting will be provided in the Agenda for the meeting, which will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org. Written presentations may also be made both prior to and during the hearing. Presentations delivered in advance should be addressed to the Board of Recreation and Park Commissioners, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012, faxed to (213) 202-2610, or e-mailed to rap.commissioners@lacity.org.
To make a written presentation during the meeting, e-mail it to rap.commissioners@lacity.org.

BOARD OF RECREATION AND PARK COMMISSIONERS
TAKISHA SARDIN
Commission Executive Assistant II
6/6, 6/7/24
DJ-3820550#

NOTICE OF ESTABLISHMENT OF FEES
NOTICE IS HEREBY GIVEN that the Board of Recreation and Park Commissioners of the City of Los Angeles, at its regularly scheduled meeting on Thursday, June 20, 2024 at 9:00 am which will be conducted in-person and telephonically, unless at that meeting the matter is continued to a subsequent date, time and place, will consider the following subject:
COMMUNITY RECREATION CENTERS - PICKLEBALL AND TENNIS AMENDMENT TO THE SCHEDULE OF RATES AND FEES AND APPROVAL OF NEW PICKLEBALL COURT RULES/ WAITING SYSTEM AND UPDATED TENNIS RULES FOR NON-PAY TENNIS FACILITIES
Detailed information regarding this item is contained in a Board Report on file in the Board Office, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012. In addition, this Report will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org.
Interested persons are invited to telephonically join this meeting to make oral presentations during the hearing on the proposed establishment of fees. Instructions on joining the telephonic meeting will be provided in the Agenda for the meeting, which will be available 72 hours in advance of the meeting on the Department of Recreation and Parks' website at www.laparks.org. Written presentations may also be made both prior to and during the hearing. Presentations delivered in advance should be addressed to the Board of Recreation and Park Commissioners, 221 North Figueroa Street, Suite 300, Los Angeles, California 90012, faxed to (213) 202-2610, or e-mailed to rap.commissioners@lacity.org.
To make a written presentation during the meeting, e-mail it to rap.commissioners@lacity.org.

BOARD OF RECREATION AND PARK COMMISSIONERS
TAKISHA SARDIN
Commission Executive Assistant II
6/6, 6/7/24
DJ-3820529#

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03560
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): SONIA A. BECKER-GOCH KAKASOJUNNI BECKER, DOES 1 TO 20 YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: WHITE ZUCKERMAN WARSAVSKY LUNA & HUNT, LLP, NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

CIVIL
SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 23PSCV03939
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): FAVELA SERVICES INC, AN INDIVIDUAL; FAVELA GOMEZ YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO) EL DEMANDANTE: HPF CAPITAL LLC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

DEMANDANTE: Vanessa Fimbres
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond 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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): POMA COURTHOUSE SOUTH 400 CIVIC CENTER PLAZA POMONA CA 91766
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): ELVIS TRAN, Esq., Law Offices of Elvis Tran 2926 West Valley Blvd, Suite B, Alhambra, CA 91803 Tel: (626) 282-9797
DATE (Fecha): 06/03/2024
Guillermo J. Gutierrez, Clerk (Secretario), by G. Gutierrez Jr., Deputy (Adjunto) (SEAL) NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 6/6, 6/13, 6/20, 6/27/24
DJ-3820664#

DEMANDANTE: Vanessa Fimbres
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond 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. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. 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. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. 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. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo,

LEGAL NOTICES

Continued from Page 9

GOVERNMENT

REQUEST FOR INFORMATION & QUALIFICATIONS (RFIQ) - Los Angeles Union Station - Federal CEQA/ NEPA/ Environmental Consultant - MORLIN ASSET MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT COUNCIL, an unincorporated association, will receive qualifications packages from Environmental/ Archeological/ Bird Surveying/ Arborist Consultants wishing to become pre-qualified for an available bidding opportunity at Los Angeles Union Station. It is the intent of this Joint Management Council to select a firm that will provide Consulting services at Los Angeles Union Station at the best overall value. In order to be fully considered for prequalification and subsequent bidding opportunities, please proceed to the RFIQ questionnaire at: <https://forms.gle/Ti01MSLxwVREf9g>. Completed forms are due on or before close of business by June 24, 2024. Submissions received after 5:00 pm on June 24, 2024 will be rejected. 5/9, 5/10, 5/13, 5/14, 5/15, 5/16, 5/20, 5/21, 5/22, 5/23, 5/28, 5/29, 5/30, 5/31, 6/3, 6/4, 6/5, 6/6, 6/10, 6/11, 6/12, 6/13, 6/17, 6/18, 6/19, 6/20, 6/24/24
DJ-3810756#

REQUEST FOR INFORMATION & QUALIFICATIONS (RFIQ) - Los Angeles Union Station - Federal Threat Vulnerability Assessment Security Upgrades - MORLIN ASSET MANAGEMENT, LP, a Delaware Limited Partnership as Agent for the JOINT MANAGEMENT COUNCIL, an unincorporated association, will receive qualifications packages from General Contractors wishing to become pre-qualified for an available bidding opportunity at Los Angeles Union Station. It is the intent of this Joint Management Council to select a firm that will provide Design/Build services at Los Angeles Union Station at the best overall value. In order to be fully considered for prequalification and subsequent bidding opportunities, please proceed to the RFIQ questionnaire at: <https://forms.gle/KT7dV5oQQXkMa9rC6>. Completed forms are due on or before close of business by June 24, 2024. Submissions received after 5:00 pm on June 24, 2024 will be rejected. 5/9, 5/10, 5/13, 5/14, 5/15, 5/16, 5/20, 5/21, 5/22, 5/23, 5/28, 5/29, 5/30, 5/31, 6/3, 6/4, 6/5, 6/6, 6/10, 6/11, 6/12, 6/13, 6/17, 6/18, 6/19, 6/20, 6/24/24
DJ-3810755#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF ADEL FAROUK FAHMY CASE NO. 235TPB10898
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ADEL FAROUK FAHMY
A PETITION FOR PROBATE has been filed by Joseph Fahmy in the Superior Court of California, County of Los Angeles.
THE PETITION FOR PROBATE requests that Joseph Fahmy 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.)
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.
A HEARING on the petition will be held on 07/05/2024 at 8:30 A.M. in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60

days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: Farano J.D., LL.M., SBN 86915
FARANO LAW GROUP APC 4501 E. La Palma Avenue, Suite 240 Anaheim, CA 92807
Telephone: (714) 854-9860 6/6, 6/7, 6/13/24
DJ-3820596#

NOTICE OF PETITION TO ADMINISTER ESTATE OF DANIEL WILCOX CASE NO. 24STPB05817
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DANIEL WILCOX.
A PETITION FOR PROBATE has been filed by JULIE MERSON in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that JULIE MERSON 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.)
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: IRENE N. BLOCKSOM - SBN 349192 LAGERLOF, LLP 155 NORTH LAKE AVE., 11TH FLOOR

PASADENA CA 91101 Telephone (626) 793-9400 BSC 225242 6/6, 6/7, 6/13/24
DJ-3820340#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WILLIAM EDWARD HINGSTON CASE NO. 24STPB06087
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM EDWARD HINGSTON.
A PETITION FOR PROBATE has been filed by LEAH BAUSENWEINGUTHERIE in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that LEAH BAUSENWEINGUTHERIE 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.)
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: ROZSA GYENE, ESQ. - SBN 208356
LAW OFFICES OF ROZSA GYENE 4740 N. BRAND BLVD, SUITE 623 GLENDALE CA 91203
Telephone (818) 291-6217 5/30, 5/31, 6/8/24
DJ-3818493#

NOTICE OF HEARING ON PETITION TO DETERMINE CLAIM TO PROPERTY
Case Number: 23STPB005513
Superior Court of California, County of LOS ANGELES
In the Matter of: The Conservatorship of Deborah J. Mooneyham, CONSERVATEE
A petition has been filed asking the court to determine a claim to the property identified in 3, and a hearing on the petition has been set. Please refer to the petition for more information.
If you have a claim to the property described in 3, you may attend the hearing and object or respond to the petition. If you do not want to attend the hearing, you may also file a written response before the hearing.
If you do not respond to the petition or attend the hearing, the court may make without your consent: Petition Conveying Property Belonging to Conservatee, Undue Influence, et al. under Probate Code section 850 asking for a court order determining a claim or claims to the property described in 3.
2. A HEARING on the petition will be held as follows:
Date: June 25, 2024 Time: 9:30AM Dept.: 11
Address of court: 111 N. Hill St. Los Angeles, 90012
3. The property that is the subject of the petition is: 4.831 Remy Ave., Winnetka, CA 91306 2. Cash Assets
4. In addition to seeking to recover the property described in 3, the petition also alleges and seeks relief for bad faith conduct, undue influence in bad faith, or elder or dependent adult financial abuse. The petition describes these allegations in detail. Based on the allegations, the petition seeks to recover twice the value of the property described in 3 and requests that the court award attorney's fees and costs to the petitioner.
DJ-3820195#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDITH SZATMARY CASE NO. 24STPB05549
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDITH SZATMARY.
A PETITION FOR PROBATE has been filed by GEORGE BODNAR in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that GEORGE BODNAR be appointed as personal representative to administer the estate of the decedent.

(Prob. Code, § 859.)
Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civil Code section 54.8.)
Attorney or party without attorney: Louis Pacella, Esq. SBN 227616 The Pacella Law Group, APC 5000 N. Parkway Calabasas, Suite 219 Calabasas, CA 91302
Telephone: 818-614-6245 Fax No: 818-697-4510
Email Address: Louis@pacellalaw.com ATTORNEY FOR: Michael L. Cox and Elena M. Cox, Petitioners 5/23, 5/30, 6/6, 6/13/24
DJ-3816796#

Deed of Trust, to wit: Said property is being sold for the express purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is estimated to be \$3,807,910.89. 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 Trustee, or predecessor Trustee, has caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear of all liens senior to the property being sold. You should 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 are attached to 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 mortgage, beneficiary, trustee, or a court, pursuant to Section 2924(g) of the California Civil Code. The law requires that a sale of real property under a deed of trust postmone be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (949) 860-9155 for information regarding the trustee's sale or visit www.chtrussteed.com for information regarding the sale of this property, using the file number assigned to this case 24-100118. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 305-8901, or visit this internet website, www.chtrussteed.com, using the file number assigned to this case 24-100118. On 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. Please take notice that if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be return of moneys paid to the Trustee, and the successful bidder shall have no further recourse. Further, if the foreclosure sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid and shall have no further recourse or remedy against the Mortgagor, Mortgagee, or Trustee herein. If you have previously been discharged in bankruptcy, you may have been released of personal liability for this loan in which case this notice is intended to exercise the note holders rights against the real property only. As required by law, you are notified that a negative credit reporting may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligation. For trustee's sale dates, bids and postponement information, please call (949) 860-9155 or visit www.chtrussteed.com. For any other inquiries, including litigation or bankruptcy matters, please call (949) 305-8901 or fax (949) 305-8406. C&H TRUST DEED SERVICE, as successor Trustee Dated: May 21, 2024 Coby Halavais Trustee's Sale Officer (FWS# 35162 05/30/24, 06/06/24, 06/13/24) 5/30, 6/6, 6/13/24
DJ-3818425#

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