

LEGAL NOTICES

Continued from Page 11

approved, acted, authorized, and/or ratified, the actions and/or omissions of each corporate Defendant with knowledge of each fact stated herein.

94. Plaintiff further alleges that Defendants acted with malice, oppression, or fraud in choosing not to repair or install self-closing devices with locking mechanisms on the gates, or other sufficient security measures, while having knowledge of high levels of criminal activity within and around the Property; that Defendants' choice was financially motivated; and that Defendants chose financial gain over the safety of tenants at the Property.

95. At all times herein mentioned, Plaintiff alleges Defendants' choice of financial gain over safety was reprehensible, despicable, and evinced an indifference to or a reckless disregard of the health and safety of others, including Decedent and Plaintiff.

96. At all times herein mentioned, Plaintiff alleges Defendants' choice of financial gain over safety was reprehensible, despicable, and evinced a conscious disregard of the health and safety of others, including Decedent and Plaintiff.

97. Plaintiff further alleges that Defendants repeatedly chose financial gain over the safety of their tenants on each and every occasion they were notified of criminal activity at and around the Property and actively chose not to provide sufficient security measures.

98. Because Defendants were aware of violent criminal activity at and around the Property, including the fatal shooting of a 16-year-old boy inside the Property just over one year prior to this shooting, their choice of financial gain over safety of tenants at the Property made Defendants aware of the probable dangerous consequences of their choices, and Defendants deliberately failed to avoid those consequences. Plaintiff is entitled to punitive and exemplary damages for sake of example and by way of punishing Defendants, and each of them.

99. As a further, proximate result of the acts and omissions of Defendants, and each of them, Plaintiff has incurred funeral and burial expenses in an amount according to proof.

Property damage \$30,000.00
 Funeral expenses \$100,000.00
 Future contributions \$21,000.864
 Value of personal service, advice, or training \$17,535.610
 3. Punitive damages: Plaintiff reserves the right to seek punitive damages in the amount of \$1,415,778,381 when pursuing a judgment in the suit filed against you.
 Date: 1/12/2022
 S/ Rene E. Ucross
 2/9, 2/16, 2/23, 3/2/23
DJ-3668057#

GOVERNMENT

REQUEST FOR PROPOSAL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR FORD PARK AQUATICS CENTER

The City of Bell Gardens ("City") is requesting proposals from qualified full service Construction Management firms to oversee the project development. This service includes coordination with the City and design team, assist the City with the contractor prequalification process, manage the bid and demolition of existing aquatic facilities and construction of the new Ford Park Aquatics Center. Firms submitting a response to the RFP are required to state their understanding of the project and experience with project and construction management services for similar types of aquatic facilities.

Submittal Information
 Sealed proposals must be received by the office of the City Clerk, City of Bell Gardens, 7100 Garfield Avenue, Bell Gardens, CA 90201, no later than: Thursday, March 30, 2023, at 4:00 p.m. Proposals must be submitted in two (2) sealed envelopes - one shall be for the scope and labeled "Scope Proposal" and one for the fee proposal and labeled "Fee Proposal" Ford Park Aquatics Center - Construction Management Services". Proposals received after the time and date indicated above shall be deemed nonresponsive and returned unopened. Consultants shall include four (4) hard copies of the Scope Proposal, one (1) hard copy of the Fee Proposal, and one (1) PDF file on PC compatible USB drive for each Scope and Fee (in their respective labeled envelopes).

GENERAL INFORMATION
 The Bell Gardens Aquatics Center is located at 8000 Park Lane at John Anson Ford Park, accessible from Garfield Avenue. The Aquatics Center was opened in 1959 and is the only aquatic facility for the City's aquatic recreation program. The Aquatics Center has undergone relatively few renovations since it was built over 60 years ago, and the configuration of the aquatic building, pool, and supporting elements are not flexible and efficient enough to meet the needs of a modern municipal aquatics program. In 2017, the City determined that the Aquatics Center at John Anson Ford Park was no longer operational due to maintenance and safety concerns. Since this time the Aquatics Center has been non-operational and is slated to be demolished. The existing building (showers/lockers/restrooms) will be demolished. The existing building (Administration, restrooms, locker and shower facilities), meeting rooms, a multi-purpose room for training, a weight room, a new (50) fifty meter pool, a recreation pool with splash zone/water play area, a therapeutic pool, and limited site/parking lot improvements. The project construction costs are estimated to be \$18 - \$20 million including Furniture, Fixtures and Equipment.

PROPOSAL INFORMATION
 The purpose of this Request for Proposal (RFP) is to facilitate the selection of a qualified full-service Construction Management firm to coordinate with the City and design team, and to manage the bid, demolition and construction phases of the new Aquatics Center Project. The City intends to select one Firm to perform all the items listed in the Scope of Work section. The construction period is estimated to start in August 2023 and to be completed by December 2024. Assume that the construction period and the project close out to take 21 months, however all CMI services to be billed hourly based on Not to Exceed proposed total amount. The Contract Change Order will be considered if the project scope expands or goes beyond 21 months. The overarching goal is to provide a community-based aquatics center that provides a variety of features which meets the needs of residents of all ages in an all-inclusive facility. The new facility should provide a wide range of opportunities for the public to enjoy

aquatics programs using state-of-the-art design, equipment, and technology to ensure a clean environment with a focus on safety awareness at all times. Consultants are hereby notified that this project will be solely or partially funded with Proposition 68, CDBG, and other State/Federal funds and shall adhere to all requirements under the program funding sources. This project is subject to local, state, and federal regulations and procurement requirements. Since part of the Aquatics Center is federally funded, the Consultant must be able to enter into a Federally-funded contract as the payment source may consist of federal funds. The selected Consultant shall be required to Execute a contract agreement with the required Federal provisions and contractual clauses. Consultant must be able to comply with all agreement Federal provisions.
 A copy of the construction documents will be made available to proposers by electronic distribution. Please contact Grissel Chavez at gchavez@bellgardens.org to request a copy of the plans and specifications.

The complete RFP is posted on the City's website page (View RFP's and Bids) at <https://www.bellgardens.org/want-to-view-bids-rfps/rfps-and-bids> if any changes or updates to the RFP are made, they will be posted on this same webpage.

QUESTIONS
 Questions regarding the information contained in the RFP document must be submitted by email, and addressed to: Grissel Chavez, Director of Public Works gchavez@bellgardens.org All questions must be received by 4:00 p.m. on March 13, 2023. Questions will be responded to in writing and posted on the City's website page (View RFP's and Bids) at <https://www.bellgardens.org/want-to-view-bids-rfps/rfps-and-bids>. Telephone requests for information or inquiries will not be allowed. The intent behind this requirement is to ensure that consultants have available to them the same information and no inconsistent, incomplete or misinformation is communicated to any team. Proposers may not rely on any oral interpretations given by any City employee and may only rely upon officially issued, written addenda.

CONSULTANT SELECTION SCHEDULE
 A following schedule has been established for conducting this consultant selection process. The City of Bell Gardens reserves the right, however, to modify this schedule at any time.
Approximate Dates Task
 March 2, 2023 Issuance of Request for Proposal
 March 13, 2023 Questions due to the City by 4:00 PM
 March 30, 2023 Proposals due by 4:00 PM
 Week of April 3, 2023 City to review and rank proposals
 Weeks of April 10, 2023 Interviews with Selected Consultants
 2/23, 2023 Award CM/CMI Consultant Contract
 3/2, 3/9/23
DJ-3676133#

REQUEST FOR QUOTATION 2023 Silverado Crew Cab Truck

The City of Bell Gardens ("City") is requesting bids for a 2023 Chevrolet Silverado Crew Cab Truck 2WD, Engine Duramax 6.6L Turbo Diesel, Transmission: Allison 10-speed auto. Refer to the truck specifications for additional features. Truck must be delivered to the City of Bell Gardens Public Works Yard, 8327 Garfield Avenue, by May 30, 2023.

Submittal information
 The Sealed bids (using City quotation form) must be received by the office of the City Clerk, City of Bell Gardens, 7100 Garfield Avenue, Bell Gardens, CA 90201, no later than: Thursday, March 16, 2023, at 4:00 p.m. Bids must be submitted in a sealed envelope. Bids received after the time and date indicated above shall be deemed nonresponsive and returned unopened. The complete RFP package is posted on the City's website page (View RFP's and Bids) at <https://www.bellgardens.org/want-to-view-bids-rfps/rfps-and-bids> if any changes or updates to the RFP are made, they will be posted on this same webpage.

QUESTIONS
 Questions regarding the information contained in the RFP document must be submitted by email, and addressed to: Grissel Chavez, Director of Public Works gchavez@bellgardens.org All questions must be received by 4:00 p.m. on March 9, 2023. Questions will be responded to in writing and posted on the City's website page (View RFP's and Bids) at <https://www.bellgardens.org/want-to-view-bids-rfps/rfps-and-bids>. Telephone requests for information or inquiries will not be allowed. The intent behind this requirement is to ensure that bidders have available to them the same information and no inconsistent, incomplete or misinformation is communicated to any team. Bidders may not rely on any oral interpretations given by any City employee and may only rely upon officially issued, written addenda.
 3/2, 3/9/23
DJ-3676128#

Department of the Treasury - Internal Revenue Service Notice of Public Auction Sale

Under the authority in Title 28 U.S.C., Sections 2001 and 2002, the property described below will be sold pursuant to a Judgment and Order of Sale entered April 2, 2019 in United States of America v. Scott C. St. Peter, Scott St. Peter dba Carrera 6, Select Portfolio Servicing, Rusnak Pasadena, State of California Franchise Tax Board, State of California Employment Development Department, Matterhorn Financial Services, Christopher Anazalone, and Elavon Inc., Defendants, Civil No. 2:18-cv-02644-PSG-AGR, United States District Court for the Central District of California Western Division.
Date of Sale: April 4, 2023
Notice of Sale: 11:00AM (with registration beginning at 10:00AM)
Place of Sale: IRS office (outside front entrance): 225 W. Broadway Glendale, CA 91204
Title Offered: Any sale by the Area Director pursuant to this judgment shall be free and clear of any liens and encumbrances held by any party to this action including Scott C. St. Peter, Scott C. St. Peter dba Carrera 6, the United States of America, Select Portfolio Servicing, Rusnak Pasadena, State of California Franchise Tax Board, State of California Employment Development Department, Matterhorn Financial Services, Christopher Anazalone, and Elavon Inc.
Description of Property: Property may be inspected at:
Inspected at: Physical address: 590 N. Daisy Avenue, Pasadena, CA 91106-4404
Legal Description: LOT 32, TRACT 5854, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 99 PAGES 99 AND 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N. 5750-010-006
 The sale shall be subject to, all laws, ordinances, and governmental regulations (including building and zoning ordinances), affecting the premises, and easements and restrictions of record.
 The successful bidder for the subject property shall be required to deposit at the time of the sale a minimum of twenty percent (20%) of the total bid amount, with the deposit to be made by certified or cashier's check, payable to the United States District Court for the Central District of California. Bidder being permitted to bid at the sale, all bidders shall display proof that they are able to comply with this requirement. No bids will be received from any person who has not presented said proof.
 The successful bidder shall tender the balance of the purchase price, by certified or cashier's check payable to the United States District Court for the Central District of California, at the office of the Internal Revenue Service, Attn: Brittany Dipia, PALS 225 W. Broadway 2nd Floor Glendale, CA 91204, within (3) business days from the date the bid is accepted (no later than 5pm on April 7, 2023).
 In the event the successful bidder defaults on any of the terms contained herein, the bidder shall be liable to the United States for twenty percent (20%) of the value of the property as a penalty. The Clerk shall distribute the 20% penalty as directed by the PALS by check made to the "United States Treasury" to be applied toward payment of said penalty. Payment of said penalty shall not be a credit on the judgment of the United States. The subject property shall again be offered for sale under the terms and conditions of this order for sale or, in the alternative, sold to the second highest bidder.
 The sale of the property shall be subject to confirmation by the court. On confirmation of the sale, the Court will direct the Internal Revenue Service to execute and deliver its deed conveying the subject property to the purchaser. On confirmation of the sale, all interests in, liens against, or claims to the subject property that are held or asserted by all parties to this action are discharged and extinguished. Upon confirmation of the sale, the purchaser shall have the County Clerk and Recorder record the transfer of the sold subject property upon that county's register of title.
 Possessors of the property sold shall be yielded to the purchaser upon the production of the certificate of sale and deed; and if there is refusal to so yield, a writ of assistance may, without further notice, be issued by the Clerk of this Court to compel delivery of the property sold to the purchaser.
 The sale is ordered in accordance with the provisions of the Title 28 United States Code, Sections 2001 and 2002 and is made without the right of redemption.
Minimum Bid amount: \$669,750.00
Form of Payment: All payments must be by money order, certified or cashier's check. Make check or money order payable to the United States District Court for the Central District of California.
 The U.S. may bid as a creditor against its judgment without tender of cash up to the value of the outstanding balance on the mortgage, without tender of cash.

The government reserves the right to reject any and all bids and to withdraw the property from sale.
 The property is offered for sale "as is" and "where is" and without recourse against the United States. The United States makes no guarantee of condition of the property, or its fitness for any purpose.
 The United States will not consider any claim for allowance or adjustment or for the rescission of the sale based on failure of the property to comply with any expressed or implied representation.
 Address for information About the Sale www.irs.auctions.gov
 Internal Revenue Service attn: Brittany Dipia
 225 W. Broadway 2nd Floor Glendale, CA 91204
 Phone: 805-479-2552
 3/2, 3/9, 3/16, 3/23/23
DJ-3675511#

NOTICE OF PROPOSED TITLE V RENEWAL PERMIT

The South Coast Air Quality Management District (South Coast AQMD) is proposing to renew the existing Title V permit that was previously issued to the following facility:
LA City, Department of Airports
 275 Center Way
 Los Angeles, CA 90045
 Facility ID# 800335
Contact Person: Robert Freeman
 Airport Environmental Manager
 7301 World Way West, 3rd Floor
 Los Angeles, CA 90045
 This is an existing facility, applying for a renewal to their Title V Permit that is in the business of aviation services at Los Angeles International Airport. This facility operates fifty emergency engines, two gas turbines, two boilers, one asphalt plant, five batch plants, five concrete/asphalt operations, one gasoline storage and dispensing facility, four shooting ranges, three jet fuel hydrant systems, one mobile fueler and other Rule 219-exempt equipment.
 Pursuant to Title V of the federal Clean Air Act and South Coast AQMD Rule 3004(f), Title V permits shall expire five years from the date of issuance unless such permit has been renewed. Accordingly, the above facility has submitted a Title V renewal application and requested the South Coast AQMD to renew their Title V permit. The proposed permit incorporates updates to the facility information provided in the facility's Title V renewal application and all rules and regulations that are currently applicable to the facility.
 The proposed permit is available for public review at the South Coast AQMD, 21865 Copley Dr., Diamond Bar, CA 91765 and on our website at onbase-pub.aqmd.gov/publicaccess/Data-sourceTemplateParameter.aspx?MyQueryID=222, by entering the company's name or facility ID number. Information regarding the facility owner's compliance history submitted to the South Coast AQMD pursuant to California Health and Safety Code section 42338, or otherwise known to the South Coast AQMD based on credible information, is also available from the South Coast AQMD for public review. For more information or to review additional supporting documents, call Ms. Shannon Lee at (909) 396-2153. Written comments should be submitted to: South Coast Air Quality Management District, Attention: Shannon Lee, P.E. Senior AQ Engineering Manager. Comments must be received by April 3, 2023. The South Coast AQMD will consider all public comments and may revise the Title V permit in accordance with South Coast AQMD rules and regulations.
 The public may request the South Coast AQMD to conduct a public hearing on the proposed permit by submitting a Hearing Request Form (Form 500-G) to Ms. Shannon Lee at the above South Coast AQMD address. The South Coast AQMD will hold a public hearing if there is evidence that the proposed permit is not correct or is not adequate to ensure compliance with regulatory requirements, and a hearing will likely provide additional information that will affect the drafting and/or issuance of the permit. Public hearing request forms and the schedule of public hearings may be obtained from the South Coast AQMD website at <http://www.aqmd.gov/home/permits/title-v/public-notices-and-hearings>. Requests for a public hearing are due March 17, 2023. A copy of the hearing request must also be sent by first class mail to the appropriate facility contact person listed above.
 Right to Petition U.S. Environmental Protection Agency (U.S. EPA) for Reconsideration: Title V Permits are also subject to review and approval by U.S. EPA. If a public comment is sent to the South Coast AQMD, U.S. EPA has not addressed the comment in a satisfactory manner, and the U.S. EPA has not objected to the proposed permit, then the public may submit a petition requesting that the U.S.

EPA reconsider the decision not to object. Petitions shall be submitted to U.S. EPA, Region 9, Operating Permits Section at 75 Hawthorne Street, San Francisco, CA 94105, within 60 days after the end of the 45-day EPA review period. The EPA review period for this permit starts no earlier than February 24, 2023. U.S. EPA's review status may be found at <https://www.epa.gov/caa-permitting/epa-pacific-southwest-region-9-title-v-permits-dashboard>.
 3/2/23
DJ-3674415#

NOTICE REQUESTING PROPOSALS FOR Technical Recruitment Services

Bench Notices is hereby given that the Los Angeles Unified School District is soliciting proposals from qualified firms to provide Technical Recruitment Services. You may obtain further information and register to download a copy of the Request for Proposal (RFP) document by going to our website: <http://psd.lausd.net/procurement/solicitations/achieve.asp> All proposals must be received no later than 11:00 a.m. local time on Tuesday, March 21, 2023 RFP No. 2000002851 Attention: Gabriela Flores Procurement Services Division Los Angeles Unified School District If you have any questions, please contact Gabriela Flores via email at gfloros@lausd.net
 2/23/23
DJ-3673174#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM ATWATER SCHAEFFER

CASE NO. 19STPB11725
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WILLIAM ATWATER SCHAEFFER A PETITION FOR PROBATE has been filed by Brian Schaeffer in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Brian Schaeffer be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Estates Act with full 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.)

A PETITION FOR PROBATE has been filed by Maria Rosa Sesmas Mata in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Maria Rosa Sesmas Mata be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held on 03/27/2023 at 8:30am in Dept. 4 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURTHOUSE.

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 (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: Jina A. Nam, Esq. (CASBN 163538) Law Offices of Jina A. Nam & Associates 1946 W. Glenoaks Blvd., Ste. A Glendale, CA 91201 Telephone: (818) 945-0998 2/23, 2/24, 3/2/23
DJ-3673184#

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