

RESOLUTION NO. 2025 – Y.8
RESOLUTION OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING A SALE OF SURPLUS REAL PROPERTY LOCATED AT 9700 S. SEPULVEDA BLVD. TO THE CITY OF LOS ANGELES, A CALIFORNIA MUNICIPAL CORPORATION (ACTING BY ORDER OF AND THROUGH THE BOARD OF AIRPORT COMMISSIONERS, A PUBLIC AGENCY (BOAC)).

WHEREAS, the Los Angeles Community College District ("District") received an offer to purchase property located at 9700 S. Sepulveda Blvd., Los Angeles, California 90045 (APN: 4124-026-900) ("Property") from the staff of Los Angeles World Airports ("LAWA"), a proprietary department of the City of Los Angeles, in connection with LAWA's Los Angeles International Airport ("LAX") Airfield Terminal Modernization Project ("Project"); and

WHEREAS, prior to receiving the offer letter to purchase the entire Property, the District received an offer from LAWA to purchase a portion of the Property, and thereafter, the BOAC adopted a Resolution of Necessity requesting the Los Angeles City Council authorize commencement of eminent domain proceedings (condemnation) for the City of Los Angeles, a municipal corporation, acting by and through its BOAC (the "City"), to acquire a portion of the Property; and

WHEREAS, in lieu of and/or concurrent with potential eminent domain proceedings, the District and LAWA are seeking to negotiate a purchase and sale agreement for the sale of the Property in its entirety by the District to LAWA for LAWA's use in the Project; and

WHEREAS, there are four buildings on the Property that the District uses for storage of various specialty items, and the remainder of the site is used for commercial parking; and

WHEREAS, according to LAWA, the Project is intended to elevate the passenger experience, improve the community experience, enhance airfield safety and increase business opportunities at LAX, the Project requires use of the Property to implement roadway improvements as part of the Project, and the Project's roadway improvements are intended to help reduce airport-related congestion in the central terminal area and surrounding streets; and

WHEREAS, in anticipation of a potential purchase and sale agreement for the sale of the Property in its entirety by the District for LAWA's use in the Project, LAWA prepared a non-binding term sheet reflecting its proposal regarding the acquisition ("Term Sheet"); and

WHEREAS, the governing board of any community college district is authorized by Education Code section 81430 to sell to the federal government or its agencies, to the state, or to any county, city and county, city or special district, or to any other school district, any real property belonging to the district, which is not or will not at the time of delivery of title or possession be needed for school classroom buildings; and

WHEREAS, on March 5, 2025, the District declared the Property as "exempt surplus land" for transfer to another local, state or federal agency pursuant to Government Code section 54221.(b)(1)(D) under the Surplus Land Act and provided a written copy of the determination to the California Department of Housing and Community Development ("HCD") in advance of a potential disposition of the Property; and

WHEREAS, on April 11, 2025, HCD notified the District that the Property qualifies as "exempt surplus land" under Government Code section 54221.(b)(1)(D); and

WHEREAS, Education Code section 81431 provides that the act of an interest in real property under section 81430 shall be upon such terms and conditions as the parties thereto agree and may be entered into without complying with any provisions of the Education Code except as provided in Education Code sections 81430-81433; and

WHEREAS, Education Code section 81432 provides that the board must adopt a resolution authorizing the sale and prescribing the terms of the sale by unanimous vote of all the members elected or appointed to the board, which resolution must be published in a newspaper of general circulation within the district for once a week for three weeks prior to making the sale; and

WHEREAS, LAWA has indicated that in the event negotiations fail to result in an agreement for the purchase and sale of the Property in its entirety, the eminent domain process will continue for the portion of the Property included in the Resolution of Necessity; and

WHEREAS, this Resolution does not obligate the District to enter into an agreement for the purchase and sale of the Property to the City or to sell the Property, and the District reserves the right to determine subsequent to the adoption of this Resolution that the Property is necessary for its use and/or to enter into an agreement for the purchase and sale of the Property to the City and/or to object in eminent domain proceedings; and

WHEREAS, prior to adoption of this Resolution, on March 5, 2025, the District reviewed and determined that the potential disposition of the Property is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15300(b)(3) (the "common sense" exemption) and also categorically exempt from CEQA pursuant to CEQA Guidelines Section 15312 for surplus government property sales; and

WHEREAS, in addition, on March 5, 2025, the District determined that the environmental impacts were evaluated in the ATMP Environmental Impact Report ("EIR") (State Clearinghouse Number 2019049002) certified by the LAWA Board on October 7, 2021 and the Addendum to the EIR approved by the LAWA Board on January 16, 2025. The District reviewed and determined the environmental effects as shown in the EIR and Addendum, and on March 5, 2025 considered that the EIR and Addendum are adequate for use by the District and adopted responsible agency findings.

NOW, THEREFORE, the Board of Trustees of the Los Angeles Community College District (the "Board") does hereby resolve, determine and order as follows:

- That the above recitals, information, facts and findings are true and correct and are hereby adopted in their entirety as set forth above.
- This action does not result in a binding commitment by the District to sell or otherwise dispose of the Property (or any portion thereof) to City.
- The Board previously declared the Property as "exempt surplus land" under the Surplus Land Act and further determines that the Property is not needed for school classroom buildings.
- The District obtained an appraisal of the Property and engaged in extensive negotiations with LAWA regarding the sales price and terms of the sale of the Property. In accordance with the Term Sheet, the essential terms of the proposed sale by District, as seller, to City, as buyer, which will be memorialized in a definitive purchase agreement are as follows (the "Key Terms"):
 - The sales price is \$55,114,237.50.
 - Seller and buyer are to negotiate a definitive purchase agreement after execution of the Term Sheet.
 - The sale shall be "As Is," "Where Is," "With All Faults." Buyer shall provide an environmental release subject to the Due Diligence Investigations (defined below).
 - Buyer has a contingency period following the full execution of the Purchase Agreement, which period may be extended or shortened by mutual agreement, in order to perform its due diligence, investigate all aspects of the Property, and evaluate all relevant documents and materials in order for buyer to determine, in its sole and absolute discretion, the condition and suitability of the Property (collectively, "Due Diligence Investigations").
 - Closing shall take place (if at all) no later than 45 days after the expiration of the contingency period; provided, however, the parties may mutually agree to modify the closing date.
 - The Property acquisition is subject to the prior approval by Buyer's BOAC as required by and in accordance with the applicable charter provisions and ordinances of the City.
- Pursuant to Education Code section 81432, the Board hereby authorizes the sale of the Property to City, based on the Key Terms and further authorizes District staff to continue negotiating the terms and conditions of a definitive purchase agreement with City, consistent with the Key Terms, which purchase agreement will be considered for approval by this Board at a future public meeting prior to execution.
- Leigh Seta, or his designee, is authorized and directed to publish this Resolution in a newspaper of general circulation within the District for once a week for three weeks prior to making the sale.
- Leigh Seta, or his designee, is authorized and directed to do any and all things, including but not limited to executing and delivering any and all documents, that Dr. Seta may deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this Resolution.
- Leigh Seta, or his designee, is hereby directed to file and post a Notice of Determination and Notice of Exemption under CEQA.

ADOPTED, SIGNED AND APPROVED this 18th day of June, 2025.

BOARD OF TRUSTEES OF THE LOS ANGELES COMMUNITY COLLEGE DISTRICT

By:  President
By:  Clerk

NOW, THEREFORE, the Board of Trustees of the Los Angeles Community College District (the "Board") does hereby resolve, determine and order as follows:

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CLERK'S CERTIFICATE

I, Guadalupe M. Orozco, Clerk of the Board of Trustees of the Los Angeles Community College District, hereby certify that the foregoing is a full, true and correct copy of a resolution adopted at a regular meeting place thereof on the 18th day of June, 2025, of which meeting all of the members of said Board of Trustees had due notice and a majority thereof were present, and that at said meeting said resolution was adopted by the following vote:

AYES: 7

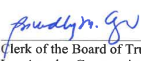
NOES:

ABSENT:

An agenda of said meeting was posted at least 72 hours before said meeting at the District Board Room, located at 770 Wilshire Boulevard, Los Angeles, California, a location freely accessible to members of the public, and a brief general description of said resolution appeared on said agenda.

I further certify that I have carefully compared the same with the original minutes of said meeting on file and of record in my office; that the foregoing resolution is a full, true and correct copy of the original resolution adopted at said board meeting and entered in said minutes; and that said resolution has not been amended, modified or rescinded since the date of its adoption, and the same is now in full force and effect.

Dated: 6-18-2025



Clerk of the Board of Trustees of the Los Angeles Community College District

CNSB # 3944072

CITY OF LOS ANGELES

NOTICE OF PRESS RELEASE

NOTICE IS HEREBY GIVEN that the City of Los Angeles Department of Recreation and Parks (RAP) Planning, Maintenance and Construction Division will release a Request for Proposals, on Monday, June 16, 2025, in search of the most qualified consulting services firm to develop a Master Plan for Elysian Park. **GRIFFITH PARK TRAIN RIDE CONCESSION – PROPOSED TICKET PRICE INCREASE** Detailed information regarding this item is contained in a 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 firms need to take into consideration outreach methods that emphasize equity, inclusion, and ensuring that a diverse range of voices are heard over the course of the document's finalization. The plan will include an implementation plan, analyses on programming, access, circulation, and opportunities for agreements, and a program-level Environmental Impact Report (EIR). RAP seeks proposals from interested firms that have the ability to provide the full range of disciplines and professional consulting services required for a master planning effort, to apply before the submission deadline on August 19, 2025.

The Request for Proposal for the Elysian Park Master Plan can be found at <https://www.rampila.org/s/opportunity-details?id=00B00000000201JIAR> (RAMP ID # 2232585). **AVISO A LOS INTERESTADOS EN PARTICIPAR EN LA LICITACION DE RECREACION AND PARK COMMISSIONERS TAKISHA SARDIN** Commission Executive Assistant II 6/18, 6/19, 6/20, 6/21, 6/22, 6/23, 6/24, 6/25, 6/26, 6/27, 6/30, 7/1, 7/2, 7/3, 7/7, 7/8, 7/9, 7/10, 7/11, 7/14/25

DJ-3939159#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00241
Superior Court of California, County of LOS ANGELES
Petitioner: Gabriel Alejandro Alonzo and Mikayela Ivelte Alonzo by and through Erika Nereida Alonzo for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Gabriel Alejandro Alonzo and Mikayela Ivelte Alonzo by and through Erika Nereida Alonzo filed a petition with this court for a decree changing names as follows:
Gabriel Alejandro Alonzo to Gabriel Alejandro Pardo Alonzo
Mikayela Ivelte Alonzo to Mikayela Ivelte Pardo Alonzo
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 08/25/2025, Time: 8:30 A.M., Dept.: F51
The address of the court is 9425 PENFIELD AVE., CHATSWORTH, CA 91311
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL, Date: 06/30/2025
Andrew E. Cooper
Judge of the Superior Court
7/9, 7/16, 7/23, 7/30/25

DJ-3945557#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00335
Superior Court of California, County of LOS ANGELES
Petition of: Pak Hin Sang for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Pak Hin Sang filed a petition with this court for a decree changing names as follows:
Pak Hin Sang to Derrin Saan
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 08/15/2025, Time: 08:30, Dept.: G, Room: 302
The address of the court is 400 CIVIC CENTER PLAZA POMONA, CA-91766
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL, Date: 06/18/2025
Salvatore Sina
Judge of the Superior Court
7/9, 7/16, 7/23, 7/30/25

DJ-3945534#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CHCP00368
Superior Court of California, County of LOS ANGELES
Petition of: Chelsie Parvaneh Ahdout for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Chelsie Parvaneh Ahdout filed a petition with this court for a decree changing names as follows:
Chelsie Parvaneh Ahdout to Chelsie Parvaneh Yashar Ahdout
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 08/15/2025, Time: 8:30 a.m., Dept.: K
The address of the court is 1725 Main St. Santa Monica, CA-90401
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: LOS ANGELES DAILY JOURNAL, Date: 07/03/2025
Hon. Lawrence Cho
Judge of the Superior Court
7/9, 7/16, 7/23, 7/30/25

DJ-3945347#

AMENDED SUMMONS (Family Law) CITACION (Derecho familiar)
CASE NUMBER (NUMERO DE CASO): 24STFL12814
NOTICE TO RESPONDENT (Name): AVISO AL DEMANDADO (Nombre): Bryan Adalid Alcantar
You have been sued. Read the information below and on the next page.
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), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.
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. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo.
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. La corte también le puede ordenar que pague manutención y honorarios y costos legales.
Para asesoramiento legal, póngase en contacto con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de la Corte de California (www.lawhelpcalifornia.org) o póngiéndose en contacto con el colegio de abogados de su condado.
NOTICE RESTRICCIÓN ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes other orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.
Para asesoramiento legal, póngase en contacto con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de la Corte de California (www.lawhelpcalifornia.org) o póngiéndose en contacto con el colegio de abogados de su condado.
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LEGAL NOTICES

Continued from Page 11

fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. 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 provider who 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.

[AVISIO] 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.suortec.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.suortec.ca.gov), o en 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 o 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 desear el caso. The name and address of the court is: (El nombre y dirección de la corte es): GLENDALE COURTHOUSE, 60 E. BROADWAY, GLENDALE, CA 91206**

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): SERPION LAW, 1000 S. GATE AVENUE, SUITE 800, PASADENA, CA 91101; (626)658-3800 DATE (Fecha): 07/03/2024 DAVID W. SLAYTON, Clerk (Secretario), by L. PEREZ, Deputy (Adjunto) (SEAL) 6/18, 6/25, 7/2, 7/19/25

Petitioner's name is: Nombre del demandante: MAYRA BAUTISTA You have 30 calendar days after this summons and legal papers are served on you to file a written response to 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), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

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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): SERPION LAW, 1000 S. GATE AVENUE, SUITE 800, PASADENA, CA 91101; (626)658-3800 DATE (Fecha): 07/03/2024 DAVID W. SLAYTON, Clerk (Secretario), by L. PEREZ, Deputy (Adjunto) (SEAL) 6/18, 6/25, 7/2, 7/19/25

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número del Caso): 25STCV0396#

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Janet Ellwyn Steeper Duitman

YOU ARE BEING SUED BY PLAINTIFF/LO ESTÁ DEMANDANDO EL DEMANDANTE: LaNia Washington

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARSHAL BERMAN CASE NO. 25STPB07297

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARSHAL BERMAN. A PETITION FOR PROBATE has been filed by TIMOTHY MCINTOSH in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that TIMOTHY MCINTOSH 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: 08/01/25 at 8:30AM in Dept. 11 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 FRANK O. FOX, SBN 117780 THE LAW FIRM OF FOX AND FOX 217 CEDAR ST. #209 SANDPOINT ID 83862 Telephone (323) 937-4422 7/2, 7/3, 7/19/25

Notice of Sale of Real Property at Private Sale Case No. 25STPB08290 In the Superior Court of the State of California, for the County of LOS ANGELES In the Matter of the Estate of Frances Wilbur, deceased.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after 07/14/2025 at the office of 111 North Hill Street, Los Angeles, CA 90012 Dept. 67, Room 614 . all the right, title and interest of said conservator . in and to the certain real property situated in the City of Los Angeles , County of LOS ANGELES, State of California, particularly described as follows:

LOT 154 OF CONTRACT NO. 12459, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 264 PAGE (S) 42 TO 46 INCLUSIVE OF MAPS OF THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, APN: 6148-19-007 1502 EAST 120TH STREET, LOS ANGELES, CA 90059

Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the undersigned conservator. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale. Minimum overbid \$679,850.00

Dated 06/30/2025
S/ Irene Golden
Personal Representative of the Estate.
Attorneys at Law:
John F. Dotson
7/2, 7/3, 7/19/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KAY-JOO SHIN CASE NO. 25STPB07179

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KAY-JOO SHIN. A PETITION FOR PROBATE has been filed by JUNG JI CHOI in the Superior Court of California, County of LOS ANGELES.

The Petition for Probate requests that JUNG JI CHOI 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 on 7/31/2025 at 8:30 A.M. in Dept. 5 Room NA located at 111 N. HILL STREET, 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: GLORIA K. PARK, LAW OFFICE OF GLORIA K. PARK, 1718 SOLANO AVENUE, BERKELEY, CA 94707, Telephone: 510-769-8300 7/2, 7/3, 7/19/25

LEGAL NOTICES

HCA 132 / 2023 IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE ACTION NO. 132 OF 2023

BETWEEN Rakuten Group, Inc. Plaintiff (Judgment Creditor) and Huang Jianhui (also known as Kent Huang) Defendant (Judgment Debtor) **NOTICE TO DEFENDANT (JUDGMENT DEBTOR):** JIANHUI HUANG (also known as KENT HUANG) TAKE NOTICE THAT on 16 June 2025, the Judgment Creditor issued a Summons at the High Court of the Hong Kong Court of First Instance returnable on 16 July 2025 at 11:30 am and filed the Affirmation of Katsuhiko Kobayashi filed on 16 June 2025, the Affirmation of Lam Natalie Kate filed herein on 16 June 2025 and the 2nd Affirmation of Lam Natalie Kate filed herein on 16 June 2025.

IN THE HIGH COURT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION COURT OF FIRST INSTANCE ACTION NO. 132 OF 2023 **BETWEEN** Rakuten Group, Inc. Plaintiff (Judgment Creditor) and Huang Jianhui (also known as Kent Huang) Defendant (Judgment Debtor) **BEFORE MR. REGISTRAR HUI OF THE HIGH COURT IN CHAMBERS ORDER**

AND UPON READING the Affirmation of Lam Shek Fai filed herein on 18 June 2025 together with the exhibits referred to therein and the 8th Affirmation of Lam Genevieve Jasmine filed herein on 19 June 2025

IT IS ORDERED THAT: The hearing fixed before Mr. Registrar Hu on 16 July 2025 at 11:30 am be vacated and adjourned to 1 September 2025 at 11:30 am;

2. The copy of the Summons dated 16 June 2025, a copy of the Affirmation of Katsuhiko Kobayashi filed on 16 June 2025, the Affirmation of Lam Natalie Kate filed herein on 16 June 2025, the 2nd Affirmation of Lam Natalie Kate filed herein on 16 June 2025, and a sealed copy of the Order of Mr. Registrar Hui dated 25 June 2025 in this action (collectively, "HK Court Documents") be served by inserting an advertisement of a notice of the HK Court Documents in 4 issues of an English newspaper published and widely circulating in California, United States of America, for a week for successive weeks with at least 5 days intervening between the respective publication dates not counting such publication dates shall be good substituted service of the HK Court Documents on the Defendant; and

3. Costs be reserved. Dated the 25th day of June 2025.

Registrar Deacons Address: 5th Floor, Alexandra House, 16 Charter Road, Central, Hong Kong. Tel No. : +852-2825 9211 Fax No. : +852-2810 0431 (Ref : JCHUNG-LAGENE:tapris R-589210) 7/9, 7/16, 7/23, 7/30/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KAY-JOO SHIN CASE NO. 25STPB07179

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KAY-JOO SHIN. A PETITION FOR PROBATE has been filed by JUNG JI CHOI in the Superior Court of California, County of LOS ANGELES.

The Petition for Probate requests that JUNG JI CHOI 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: 08/01/25 at 8:30AM in Dept. 44 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: GLORIA K. PARK, LAW OFFICE OF GLORIA K. PARK, 1718 SOLANO AVENUE, BERKELEY, CA 94707, Telephone: 510-769-8300 7/2, 7/3, 7/19/25

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