CIVIL

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
24STCV17979
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: MARIA MONTEZ, TRUSTEE OF THE 12950 VALLEY PHOENIX TRUST DATED JUNE 28, 2019; IRMA CABALLERO-GONZALEZ, individually and as PRESUMPTIVE SUCCESSOR TRUSTEE OF THE 12950 VALLEY PHOENIX TRUST DATED JUNE 28, 2019; UNKNOWN SUCCESSOR TRUSTEES OF THE 12950 VALLEY PHOENIX TRUST DATED JUNE 28, 2019; THE UNKNOWN HEIRS AND DEVISEES OF MARIA J. MONTEZ, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER SAID DECEDENT; CASTLEHEAD INC., ESCROWS, a California corporation; PETER M. BLACK AND SANDRA BLACK, TRUSTEES OF THE PETER AND SANDRA BLACK FAMILY TRUST DATED NOVEMBER 29, 2004; ALL PERSONS UNKNOWN CLAIMING AN INTEREST IN THE PROPERTY; and DOES 1- 50, inclusive,
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY, a California Public Entity
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*), 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.
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)*: Stanley Mosk Courthouse, 111 N. Hill Street, Los Angeles, CA 90012
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Zachary D. Schorr and Katherine Kell, Schorr Law, A Professional Corporation, 1901 Avenue of the Stars, #615 Los Angeles, CA 90067
DATE *(Fecha)*: 12/05/2024
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by S. Ruiz, Deputy *(Adjunto)* *(SEAL)*
NOTICE TO THE PERSON SERVED: You are served as an individual defendant.
12/31/25, 1/7, 1/14, 1/21/26
DJ-3998949#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
25PSCV01999
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Intellatrans, Inc., a California Corporation; Victor H. Garcia, an Individual; and DOES 1 to 25, Inclusive;
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: Jacob Silvas, individually and as successor in interest; Sydney Silvas, individually and as successor in interest; Estate of Cynthia Castillo (Deceased);
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*), 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.
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.*
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*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 111 N. Hill Street Los Angeles, CA 90012 Stanley Mosk Courthouse
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)*: Alan A. Sozio (SBN 186476) Nora E. Wetzel (SBN 287773) BURKE, WILLIAMS & SORENSEN, LLP 444 South Flower St., Suite 2400 Los Angeles, CA 90071-2953 (213) 236-0600
DATE *(Fecha)*: 07/18/2024
David W. Slayton, Executive Officer/ Clerk of Court, Clerk *(Secretario)*, by D. Williams , Deputy *(Adjunto)* *(SEAL)*
NOTICE TO THE PERSON SERVED: You are served on behalf of: under: other: All Persons Unknown Claiming an Interest in the Property Designated by Los Angeles County APNs 8110-023-024, 8110-023-025
1/7, 1/14, 1/21, 1/28/26
DJ-4001049#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 25PSCP00650
Superior Court of California, County of LOS ANGELES
Petition of: WEN CHEN on behalf of LOUISE CHEN, a minor for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner WEN CHEN on behalf of LOUISE CHEN, a minor filed a petition with this court for a decree changing names as follows:
LOUISE CHEN to LOUISE QIAN
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: 2/20/2026, Time: 9:00am, Dept.: O
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: 12/24/2025
Christian R. Gullon
Judge of the Superior Court
12/31/25, 1/7, 1/14, 1/21/26
DJ-3999248#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
24STCV31971
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: RODRIGO OBREGON, an individual believed to be deceased; The testate and intestate successors of RODRIGO OBREGON, believed to be deceased, and all persons claiming by, through, or under such person; All persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described in the Complaint adverse to Plaintiff's title, or any cloud upon Plaintiff;s title thereto; and DOES 1-50, inclusive
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: JOHN F. CAMARDA, an individual
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*), 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.
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)*: Los Angeles Superior Court
Pomona 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)*: Adam R. Lugo (SBN 302660); 1250 E. Walnut St., Ste 136, Pasadena, CA 91106; (626)683-9933
DATE *(Fecha)*: 05/30/2025
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by A. Hobbs, Deputy *(Adjunto)* *(SEAL)*
12/31/25, 1/7, 1/14, 1/21/26
DJ-3998923#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*:
24STCV05696
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: GARY MERISIER, an individual; AND DOES 1 TO 10, INCLUSIVE
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: LITTLE BIG HOUSE, 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.
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The name and address of the court is *(El nombre y dirección de la corte es)*: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES CENTRAL DISTRICT-STANLEY MOSK COURTHOUSE, 111 NO. HILL ST., LOS ANGELES, CA 90012
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: RON CHOW #241946, GARDENER, RIECHMANN & CHOW, 438 E. KATELLA AVE., #202, ORANGE, CA 92867, Telephone: (714) 972-8989, Fax: (714) 972-3928
DATE *(Fecha)*: 03/07/2024
David W. Slayton, Executive Officer, Clerk *(Secretario)*, by Y. Ayala, Deputy *(Adjunto)* *(SEAL)*
NOTICE TO THE PERSON SERVED: You are served as an individual defendant.
12/17, 12/26, 12/31/25, 1/7/26
DJ-3995744#

GOVERNMENT

NOTICE OF PROPOSED TITLE V RENEWAL
The South Coast Air Quality Management District (South Coast AQMD) is the air pollution control agency for all of Orange County and portions of Los Angeles, Riverside and San Bernardino Counties. Rule 3006 requires that the South Coast AQMD publish this notice prior to the renewal of a Title V permit previously issued to the facility listed below:
Zenith Energy West Coast Terminal
2685 Pier S Lane
Long Beach, CA 90802
Facility ID# 193318
Contact Person:
Connie Cunningham
HSER Manager
1800 Studebaker Rd
Suite 960 Cerritos, CA 90703
This is an existing pipeline transfer station and tank farm. The facility operates 6 petroleum storage tanks controlled by one thermal oxidizer, two wastewater and oil sump basins, a crude oil pipeline sump basin vented to a carbon adsorber, and two emergency fire pump engines.
Pursuant to Title V of the federal Clean Air Act and the South Coast AQMD Rule 3004(f), a Title V permit shall expire five years from the date of issuance unless such permit has been renewed. Accordingly, this 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 this facility. The proposed permit does not result in any emission changes. As required by Title V of the federal Clean Air Act, the Title V permit includes all the emission limits, applicable requirements and operating conditions imposed on the equipment. The facility is required to certify compliance with the Title V permit in addition to recordkeeping and mandatory reporting of any deviation from the permit conditions.
The proposed permit is available for public review at South Coast AQMD, 21865 Copley Drive, Diamond Bar, CA 91765 and on our website at https://onbase-pub.aqmd.gov/publicaccess/DatasourceTemplateParameter.aspx?MyQueryID=222 by entering the facility's ID number shown above. Information regarding the facility owner's compliance history submitted to the South Coast AQMD pursuant to California Health & Safety Code Section 42336, or otherwise known to the South Coast AQMD based on credible information, is also available at https://xappprod.aqmd.gov/find. For more information or to review additional supporting documents, please contact Ms. Shannon Lee at (909) 396-2153 or by email at slee1@aqmd.gov.
Anyone wishing to comment on the proposed Title V renewal should submit their comments in writing to:
South Coast Air Quality
Management District
Engineering & Permitting
Mechanical/Chemical/Energy
21865 Copley Drive Diamond Bar,
CA 91765-4178
Attention: Shannon Lee, P.E.
Senior Air Quality Engineering Manager
Comments must be received by **February 6, 2026**. 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/publicnotices-and-hearings. Requests for a public hearing are due **January 22, 2026**. 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 for this permit, and the South Coast AQMD 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 U.S. EPA review period. The U.S. EPA review period for this permit starts no earlier than December 31,
2025. U.S. EPA's review status may be found at: https://permitsearch.epa.gov/oms-permithub/?media=air&type=TITLE_V&region=9.
For your general information, anyone experiencing air quality problems such as dust, smoke or odors can telephone in a complaint to the South Coast AQMD by calling 1-800-CUTSMOG (1-800-288-7664) or file a complaint online at http://www3.aqmd.gov/webappl/complaintsystemonline/NewCo mplaint.aspx. Please note that under the California Public Records Act (Gov't. Code Section 7920.000 *et seq.*) your written and oral comments, attachments, and associated contact information (e.g., your address, phone, email) become part of the public record and can be released to the public on request or posted on the South Coast AQMD website.
1/7/26
DJ-4000062#

Notice of Seizure Pursuant to Health and Safety
Code sections 11471/11488 and Notice of intended
Forfeiture pursuant to health and Safety Code Section 11488.4
Between December 03, 2024 - March 26, 2025, Ventura County Sherrif's Office officers seized property for forfeiture pursuant to Health and Safety Code section 11470 et seq. in connection with controlled a substance violation that is listed in section 11470(f) of the Health and Safety Code. The estimated/appraised value of the property is $198,949.81. The seized property is described as follows:
$197,595.81 U.S. Currency
Constructively seized via search warrant and status quo/seizure order from Verizon Savings Plan for Management Employees maintained by Fidelity Investments for WILEY in Account No. 90276 on or about 3/26/2025.
$949.00 U.S. Currency
Located in the trash next to the toilet in the bathroom of the master bedroom at 19517 Vose Street, Reseda CA on 03/5/2025.
$405.00 U.S. Currency
Located on WILEY's person and seized during the execution of a search warrant at 19517 Vose Street, Reseda CA on 12/03/2024.
Pursuant to section 11488.4 of the Health and Safety Code, procedures to forfeit this property in The Superior Court of California, County of Ventura are underway.
If someone has stating interest in this property, you must, within 30 days of the first publication of this Notice of Seizure, file a verified Claim Opposing Forfeiture MC-200 in the Superior Court Clerk's Office, room 210, located at 800 S. Victoria Avenue, Ventura, California. Case No. **2025CUAF05576** has been assigned to this case. You must also provide a verified copy of the Claim Opposing Forfeiture (MC-200) to the District Attorney's Office, 5720 Ralston Street, Suite 300, Ventura, California 93003, to the attention of Asset Forfeiture Unit.
The failure to timely file a verified claim stating an interest in the property will result in the property being ordered forfeited to the State of California and distributed pursuant to the provisions of Health and Safety Code section 11489 without further notice or hearing.
12/31/25, 1/7, 1/14/26
DJ-3998735#

NOTICE OF PUBLIC HEARING
Aviso de Audiencia Pública •
공청회통지 • 公開聽證會通知
Abiso ng Pagdinig sa Publiko • Հանրայնլսումներիմասին մեծամասշտաբով
TO PROPERTY OWNERS AND OCCUPANTS WITHIN A 500 FOOT RADIUS
CASE NO. VTT-83811-SL-HCA
ENV-2022-6453-CE
COUNCIL DISTRICT 10
All interested persons are invited to attend the public hearing where you may listen, ask questions, and/or present testimony regarding the project. The environmental document will be among the matters considered at the hearing. If unable to attend, you may contact the planner to provide written comment, obtain additional information, and/or review the project file. The meeting's agenda will be provided no later than 72 hours before the meeting at https://planning.lacity.org/about/commissions-boards-hearings and/or by contacting the staff contact at the phone number or email listed below. Please note that virtual meeting instructions will be provided on the meeting agenda.
DATE: Thursday, January 22, 2026
TIME: 9:30 a.m.
PLACE: Due to concerns over COVID-19, the public Hearing will be conducted entirely telephonically and will allow for remotely through the following link:
https://planning-lacity-org.zoom.us/j/82649411570
Meeting ID: 826 4941 1570 Passcode: 312984
Participants may also dial by phone: **(213) 338-8477 or (669) 900-9128**
When prompted, enter the Meeting ID of: **826 4941 1570**
PROJECT ADDRESS/ Sitio de Proyecto / 프로젝트주소 / 項目地址 / Address ng Proyekto / ծրագրիՀասցե:
1800 1-4 South Ridgeley Drive, Los Angeles, CA 90019
APPLICANT: Steve Stapakis, Pocket Tens, LLC
REPRESENTATIVE: George Andrews, Pocket Tens, LLC
STAFF CONTACT: Isaiah Ross,
City Planning Associate
Isaiah.ross@lacity.org
(213) 238-7731
200 North Spring Street, Room 720/721
Los Angeles, CA 90012
CASE NUMBER: VTT-83811-SL-HCA
RELATED CASE NUMBER(S): N/A
ENVIRONMENTAL CASE NUMBER(S): ENV-2022-6453-CE
ZONE: RD1.5-1
LAND USE DESIGNATION: Low Medium II Residential
COUNCIL DISTRICT: 10 - Hutt
OVERLAY(S): N/A
COMMUNITY PLAN AREA: West Adams – Baldwin Hills – Leimert
PROPOSED PROJECT/ Proyecto Propuesto / 프로젝트제안 / 擬議項目 / Iminungkahing Proyekto / Առաջարկվողծրագիր:
The proposed project is a Vesting Tentative Tract Map for the subdivision of one lot totaling approximately 12,005 square feet (0.27 acres) currently improved with one single family dwelling that will be demolished. The project proposes the construction, use and maintenance of a total of eight (8) small lots for eight (8), four-story small lot homes with attached garages and seven (7) attached Accessory Dwelling Units (ADU).
ACTIONS REQUESTED/ Acciones solicitadas / 요청된작업 / 所要求的事項 / Humiling ng Mga Pagkilos / Հայցվողգործողությունները:
The Deputy Advisory Agency will consider:
1. An exemption from California Environmental Quality Act ("CEQA") Guidelines, based on the whole of the administrative record, that the Project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, and there is no substantial evidence demonstrating that an exception to a categorical exemption, pursuant to CEQA Guidelines Section 15300.2 applies.
2. Pursuant to Los Angeles Municipal Code (LAMC) Sections 17.06 and 17.15, a Vesting Tentative Tract Map, VTT No. 83811, for the subdivision of one lot into 8-small lots on a 12,005 square feet (0.27acres) site in the RD1.5-1 Zone.
3. Pursuant to Los Angeles Municipal Code (LAMC) Section 12.28 B, an Adjustment for a 20 percent reduction in the front yard setbacks to allow a 12-foot front yard setback in lieu of the otherwise required 15-foot front yard setback in the RD1.5-1 Zone.

GENERAL INFORMATION

Visit our website at planning4la.org/hearings for general information about public hearings and the exhaustion of administrative remedies.
Accommodations - As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability.
To request a reasonable accommodation, such as translation or interpretation, please email and/or call the assigned planner or email per.planning@lacity.org a minimum of 3 days (72 hours) prior to the public hearing. Be sure to identify the language you need English to be translated into and indicate if the request is for oral interpretation or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.
1/7/26
DJ-3996620#

PROBATE

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 25STPB12368
In the Superior Court of the State of California, for the County of Los Angeles
In the Matter of the Estate of Mary Frances Boykin a.ka. Mary F. Boykin, 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 the 16th day of January, 2026, at the office of Kennedy Law Group, P.C., 1801 Century Park East, Suite 2500, Los Angeles, CA 90067, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain Real property, situated in the City of Los Angeles, County of Los Angeles, State of California, particularly described as follows:
Legal Description
Real Property in the City of Los Angeles, County of Los Angeles, State of California described as follows:
Lot 64, Tract No. 13235, IN THE CITY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 296 PAGES 43 THROUGH 49 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 6058-017-028
More commonly known as: 10517 Cimarron Street, Los Angeles, CA 90047
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 personal representative. 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.
Dated: 12/29/2025
S/ Shamica E. Kennedy
Personal Representative of the Estate.
Attorney for: Felicia L. Boykin
Attorney(s) at Law:
Kennedy Law Group, P.C.
1801 Century Park East, Suite 2500
Los Angeles, CA 90067
1/6, 1/7, 1/13/26
DJ-4000215#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANK GABRIEL ZARAGOZA
CASE NO. 25STPB14483
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANK GABRIEL ZARAGOZA.
A PETITION FOR PROBATE has been filed by TERESA ZARAGOZA-MIRANDA in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that TERESA ZARAGOZA-MIRANDA be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 01/30/26 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person 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
JONATHAN M. COLE - SBN 207537
WERSHOW & COLE, LLP
16633 VENTURA BLVD., #940
ENCINO CA 91436
Telephone (818) 789-1190
1/6, 1/7, 1/13/26
DJ-4000165#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HERBERT EARL SCHROEDER
CASE NO. 25STPB14311
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HERBERT EARL SCHROEDER.
A PETITION FOR PROBATE has been filed by MARY FRANCES HOWARD in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MARY FRANCES HOWARD be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 01/29/26 at 8:30AM in Dept. 99 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 iss