

LEGAL NOTICES

Continued from Page 8

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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¡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.suorte.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.

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The name and address of the court is (*El nombre y dirección de la corte es*): Los Angeles Superior Court-Governor George Deukmejian Courthouse, 275 Magnolia Ave., Long Beach, CA 90802 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*): David Graeler (SBN 197836) Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, CA 90017 Tel: (213)612-7800/ Fax: (213) 612-7801 o DATE (Fecha): 09/12/2025 David W. Slayton, Executive Officer, Clerk (Secretario), by K. Ramirez, Deputy (SEAL)

Legal Description For APN/Parcel ID(s): 7440-006-958, 944, 944. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILMINGTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THAT PORTION OF BLOCKS 6, 7 AND 8, RANGE 2 OF WILMINGTON, FORMERLY NEW SAN PEDRO, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6, PAGE 66 OF DEEDS, IN THE OFFICE OF SAID COUNTY, THOSE PORTIONS OF VACATED NEPTUNE AVENUE (FORMERLY F ST), VACATED BAY VIEW AVENUE (FORMERLY ST VACATED McDONALD AVENUE (FORMERLY

H ST.), AND THE VACATED ALLEYS WITHIN ASSESSOR'S PARCEL NOS. 7740-006-924, 7440-006-944 AND 7440-006-958. EXCEPT ANY PORTION OF SAID LAND, WHICH AT ANY TIME WAS TIDE LAND, WHICH WAS NOT FORMED BY THE DEPOSIT OF ALLUVION FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES. ALSO EXCEPT THEREFROM ALL MINERALS, INCLUDING OIL, GAS AND/OR OTHER HYDROCARBON SUBSTANCES SITUATED AND BEING WITHIN SAID PROPERTY TOGETHER WITH THE RIGHT TO REMOVE THE SAME, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY, FOR THE PURPOSE OF TAKING THE SAME THEREFROM. AS RESERVED IN THE DEEDS FROM CARSON ESTATE COMPANY, A CORPORATION, RECORDED FEBRUARY 24, 1941 AS INSTRUMENT NO. 773, IN BOOK 18213, PAGE 75 AND RECORDED MARCH 24, 1941 AS INSTRUMENT NO. 3, IN BOOK 18245, PAGE 315 AND APRIL 10, 1941 AS INSTRUMENT NO. 4, IN BOOK 18286, PAGE 392, ALL OF OFFICIAL RECORDS.

Legal Description For APN/Parcel ID(s): 7440-006-959. THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WILMINGTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 1. THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES NORTHWESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN WITHIN THE LINES OF SAID LOT 2 ON THE MAP OF SAID TRACT.

PARCEL 2. THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 3. THAT PORTION OF LOT 2 OF TRACT NO. 10225, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 4. THAT PORTION OF THE EASTERLY HALF OF LAGOON AVENUE, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 5. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 6. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 7. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 8. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 9. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

PARCEL 10. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

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PARCEL 12. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

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PARCEL 22. THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF TRACT NO. 10225, RECORDED IN BOOK 181, PAGE 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WHICH LIES WESTERLY OF THE "CENTER LINE BETWEEN TRACKS P. E. RY. CO." AS SHOWN ON SAID MAP, AND BOUNDED SOUTHERLY BY THE CENTER LINE BETWEEN TRACKS P. E. RY. CO., AS SHOWN ON SAID MAP, AND BOUNDED NORTHERLY BY THE SOUTHWESTERLY CONTINUATION OF THE NORTHWESTERLY LINE OF LOT 2 OF SAID TRACT NO. 10225.

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SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25LBCV02080

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): BRIAN ALEXANDER CANDELLARIO, an individual, YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): HORACIO DE LA TORRE, 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.

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¡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.suorte.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.

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The name and address of the court is (*El nombre y dirección de la corte es*): Los Angeles Superior Court-Governor George Deukmejian Courthouse 415 W. OCEAN BLVD. LONG BEACH CA 90802 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*): 18316 Teller Ave, Suite 250, Irvine, CA 92614 DATE (Fecha): 07/12/2025 David W. Slayton Clerk (Secretario), by A. Miranda, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 12/23, 12/30/25, 1/6, 1/13/26

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SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Número del Caso): 25CHLC23821

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): ALFRED HERNANDEZ, aka ALFRED A. HERNANDEZ, an individual, and DOES 1 through 10, inclusive,

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): POPA FEDERAL CRIT UNION.

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.suorte.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.suorte.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 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 desechar el caso.**

The name and address of the court is (*El nombre y dirección de la corte es*): CHATSWORTH COURTHOUSE, 9425 Penfield Ave. Chatsworth, CA 91311 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*): BARRY A. SMITH, ESQ. SBN 48597 (213) 891-5061 BUCHALTER, APC, 2000 Wilshire Blvd., Suite 200, Los Angeles, CA 90017-2457 DATE (Fecha): 05/30/2025 David W. Slayton, Executive Officer, Clerk (Secretario), by L. Khalatian, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 12/23, 12/30/25, 1/6, 1/13/26

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LEGAL NOTICES

Continued from Page 9

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 mas advertencia. Hay otros requisitos legales Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, pueda llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpia 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.courtinfo.ca.gov/selfhelp/espanol/) o poniendose en contacto con la corte o el colegio de abogados locales. The name and address of the court is: (El nombre y direcion de la corte es): La County Superior Court Central District-Stanley Mosk Courthouse (Limited Civil) 111 North 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 direcion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Sabryna D. Beckles, Esq., LAUSD, 333 S. Beaudry, 20th Flr., L.A., CA 90017; Telephone: (213) 241-7600 Date (Fecha): 06/04/2024 David W. Slayton, Clerk, by (Secretario) G. Delgado, Deputy (Delegado) SEAL 12/22, 12/29/25, 1/5, 1/12/26

DJ-3996405#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: HARAJ GARABEDIAN CASE NO. 26STPB00206 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of HARAJ GARABEDIAN, A PETITION FOR PROBATE has been filed by HRANT GARABEDIAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that HRANT GARABEDIAN 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:

02/13/26 at 8:30AM in Dept. 62 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 GERARD V. KASSABIAN, ESQ. - SBN 222703 LAW OFFICES OF GERARD V. KASSABIAN APROFESSIONAL CORPORATION 15260 VENTURA BLVD., SUITE 960 SHERMAN OAKS CA 91403 Telephone (310) 278-8001 1/13, 1/14, 1/20/26

DJ-4002278#

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.k.a. 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 JENNIFER N. SAWDAY - SBN 228320 JANA HAGEKHALIL - SBN 340962 TREDWAY, LUMSDAINE & DOYLE, LLP 3900 KILROY AIRPORT WAY, SUITE 240 LONG BEACH CA 90806 Telephone (562) 923-0971 BSC 227876 1/6, 1/7, 1/13/26

DJ-400169#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ALICE JOHNSON AKA ALICE DAY JOHNSON CASE NO. 25STPB14468 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ALICE JOHNSON AKA ALICE DAY JOHNSON. A PETITION FOR PROBATE has been filed by KENNETH L. SCHWARTZ in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KENNETH L. SCHWARTZ 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 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 TO CREDITORS OF MICHAEL DEE MAHLSTEDE Superior Court of California County of LOS ANGELES Case No. 25STPB14161 Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at 111 N. HILL ST., LOS ANGELES CA 90012, and mail a copy to N/A, as trustee of the trust dated N/A wherein the decedent was the settlor, at N/A, within the later of four months after 12/30/2025 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. Name and Address of Trustee or Attorney Joseph W. Creed Law Offices of Joseph W. Creed, 311 W Civic Center Dr, Ste 311A, Santa Ana, CA 92701 12/30/25, 1/6, 1/13/26

DJ-3998139#

LEGAL NOTICES

SUMMONS - CIVIL CASE NO. A-25-922655-C DEPT NO.: 13 DISTRICT COURT CLARK COUNTY, NEVADA ANITA CORTES REGINO; Plaintiff, v. VICTOR LEZAMA; MOISES FLORES; THE BEST DEAL FURNITURE; DOES I-X, inclusive; and ROE CORPORATIONS I-X, inclusive; Defendants. NOTICE! YOU HAVE BEEN SUED. THE COURT MAY DECIDE AGAINST YOU WITHOUT YOUR BEING HEARD UNLESS YOU RESPOND WITHIN 21 DAYS. READ THE INFORMATION BELOW TO THE DEFENDANT: A civil Complaint has been filed by the plaintiff against you for the relief set forth in the Complaint.

MOISES FLORES

1. If you intend to defend this lawsuit, within 21 days after this Summons is served on you exclusive of the day of service, you must do the following: a. File with the Clerk of this Court, whose address is shown below, a formal written response to the Complaint in accordance with the rules of the Court. b. Serve a copy of your response upon the attorney whose name and address is shown below. 2. Unless you respond, your default will be entered upon application of the plaintiff and this Court may enter a judgment against you for the relief demanded in the Complaint, which could result in the taking of money or property or other relief requested in the Complaint. 3. If you intend to seek the advice of an attorney in this matter, you should do so promptly so that your response may be filed on time. 4. The State of Nevada, its political subdivisions, agencies, officers, employees, board members, commission members and legislators each have 45 days after service of this Summons within which to file an Answer or other responsive pleading to the Complaint. Submitted by: DE CASTROVERDE LAW GROUP By: Kegan A. McMullan Nevada Bar No. 16278 1149 South Maryland Parkway Las Vegas, NV 89104 Kegan@digteam.com No. 24-2-01216-13 STEVEN D. GRIERSON CLERK OF THE COURT By: Knoelle Locke Date: 9/16/2025 Regional Justice Center 200 Lewis Avenue Las Vegas, NV 89155 **Note: When services is by publication, add a brief statement of the object action. See Nevada Rules of Civil Procedure 4(b).** **JURISDICTION & Parties** Plaintiff ANITA CORTES REGINO, by and through counsel DE Castroverde Law Group, hereby complains against Defendants as follows: 1. The Eighth Judicial District Court has jurisdiction of this tort action pursuant to NRCP 8(a)(4), NRS 13.040, and NRS 41.130, as all the events alleged in this Complaint took place in Clark County, Nevada, and the amount in controversy exceeds \$15,000. 2. Plaintiff ANITA CORTES REGINO ("Plaintiff") is, and at all times relevant to this Complaint was, a resident of Clark County, Nevada. 3. Upon information and belief, Defendant VICTOR LEZAMA ("Defendant") is, and at all times relevant to this Complaint was, a resident of Clark County, Nevada. 4. The true names and capacities of Defendants DOE I-X and Defendants ROE CORPORATIONS I-X are unknown to Plaintiff at this time. Therefore, Plaintiff sues these Defendants by such fictitious names and when their true names and capacities are learned, Plaintiff will amend this Complaint accordingly. Plaintiff believes each of these Defendants is responsible in some way for the injuries and damages suffered by Plaintiff. **Factual Allegations** 5. On December 17, 2024, Plaintiff was driving northbound on North Rancho Drive near the intersection of West Sunset Drive in Las Vegas, Clark County, Nevada. 6. Defendant was driving behind Plaintiff when Defendant caused a motor vehicle collision by rear-ending Plaintiff. 7. As a result of the motor vehicle collision, Plaintiff suffered bodily injuries, pain, and suffering. **1st Cause of Action – Negligence/ Negligence Per Se** 8. Defendant owed Plaintiff a duty to drive in a reasonably safe manner. 9. Because Defendant failed to drive in a reasonably safe manner, Defendant breached that duty. 10. As a direct and proximate result of that breach, Plaintiff suffered damages including, but not limited to, bodily injuries, pain, and suffering.

11. Further, NRS 484B provides the Rules of the Road, which all drivers must obey. 12. These statutes are intended to protect classes of persons like Plaintiff. 13. These statutes are intended to prevent injuries similar to those Plaintiff suffered. 14. Because Defendant failed to obey NRS 484B and drive in a reasonably safe manner, Defendant was negligent/negligent per se. 15. As a result of Defendant's negligence/negligence per se, Plaintiff suffered damages including, but not limited to, bodily injuries, pain, and suffering. **Conclusion** Plaintiff has been required to retain the services of an attorney to prosecute this action and, expressly reserving the right to amend this Complaint, prays for judgment against Defendants as follows: 1. General damages in excess of \$15,000; 2. Special damages in excess of \$15,000; 3. Attorney's fees and costs; 4. Interest at the statutory rate; and 5. For such other and further relief as the Court deems just and proper. DATED July 08, 2025 **DE CASTROVERDE LAW GROUP** /s/ Kegan A. McMullan, Esq. Nevada Bar No. 16278 Attorney for Plaintiff Anita Cortes Regino 1/13, 1/20, 1/27, 2/3, 2/10/26 **DJ-4001653#** Summons Served by Publication (SMPB) Superior Court of Washington, County of Grant In re: Petitioner/s (person/s who started this case): Maria Del Socorro Garcia And Respondent/s (other party/parties): Michael J Oremus To (other party's name/s): Michael J. Oremus I have started a court case by filing a petition. The name of the Petition is: Maria Del Socorro Garcia You must respond in writing if you want the court to consider your side. Deadline! Your Response must be filed and served within 60 days of the date the summons is published: December 16, 2025. If you do not file and serve your Response or a Notice of Appearance by the deadline: No one has to notify you about other hearings in this case, and The court may approve the requests in the Petition without hearing your side (called a default judgment). Follow these steps: 1. Read the Petition and any other documents that were filed at court with this Summons. Those documents explain what the other party is asking for. 2. Fill out a Response on this form: Other: Change title owner of a manufacture purchase in 1995. You can get the Response form and other forms you may need at: The Washington State Courts' website: www.courts.wa.gov/forms Washington LawHelp: www.washingtonlawhelp.org or The Superior Court Clerk's office or county law library (for a fee). 3. Serve (give) a copy of your Response to the person who filed this Summons at the address below, and to any other parties. You may use certified mail with return receipt requested. For more information on how to serve, read Superior Court Civil Rule 5. 4. File your original Response with the court clerk at this address: Superior Court Clerk, Grant County, 35 C Street MN #2, Ephrata, WA 98823 5. Lawyer not required: It is a good idea to talk to a lawyer, but you may file and serve your Response without one. Person filing this Summons or his/her lawyer fills out below: /s/ Garcia Maria Date: 1-7-2025 Maria Del Socorro Garcia 12/16, 12/23, 12/30/25, 1/6, 1/13, 1/20/26 **DJ-399369#**

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