

LEGAL NOTICES

Continued from Page 9

located at 651 North Waterman Avenue, San Bernardino, CA 92410.
11. On or about December 19, 2023, at 3520 South Oak Valley Place, Diamond Bar, CA 91765 said defendant property to wit \$10,000.00 U.S. Currency and \$8,700 U.S. Currency was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
12. On or about December 21, 2023, at Chase Bank said defendant property to wit \$63,516.94 U.S. Currency Cashier Check contained in the account of Yi Chen was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
13. On or about December 22, 2023, at 3207 Delta Avenue, Rosemead, CA 91770 said defendant property to wit \$120,000.00 U.S. Currency, \$8,000.00 U.S. Currency, \$3,110.00 U.S. Currency, and \$500.00 U.S. Currency was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
14. On or about December 26, 2023, at Chase Bank said defendant property to wit \$4,210.08 U.S. Currency Cashier Check contained in the account of Junru Chen was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
15. On or about January 4, 2024, at Wells Fargo Bank said defendant property to wit \$632.40 U.S. Currency Cashier Check contained in the account of Zengfeng Lu was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
16. On or about January 22, 2024, at Bank of America said defendant property to wit \$7,759.03 U.S. Currency Cashier Check contained in the account of Junru Chen was possessed, acquired, used and/or intended for use as a result of and/or for the purpose of drug transactions or represents the proceeds of drug transactions.
WHEREFORE, Plaintiff prays judgment as follows:
1. For an order declaring defendant property forfeited and subject to disposal as provided by law.
2. For such other and further relief as the court may deem proper.
Dated this January 29, 2025
Respectfully submitted,
Jason Anderson
District Attorney
By: Kevin Smith
Deputy District Attorney
Attorney for Plaintiff
2/6, 2/13, 2/20/26

DJ-4010926#

NOTICE OF PUBLIC HEARING
This notice is sent to you because you own property or are an occupant residing near a site for which an application was filed with the Department of City Planning. 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. The hearing officer or decision-maker may consider all the testimony presented at the hearing, written communications received prior to or at the hearing, and the merits of the project as it relates to existing environmental and land use regulations.
Please note that your attendance at the hearing is optional.
Project Site: 6733-6737 Sylmar Avenue, 91405
Case No.: CPC-2025-238-DE-HCA
CEQA No.: ENV-2025-240-CE
Hearing Held By: Hearing Officer
Date: March 10, 2026
Time: 10:30 a.m.
Place: This public hearing will be conducted entirely virtually and will allow for remote public comment.
Options to Participate:
By phone: (669) 900 - 9128 or (213) 338 - 8477
When prompted, enter the Meeting ID: 830 2112 9937 #
With a PC, MAC, iPad, iPhone, or Android, click on this URL:
<https://planning-lacity-org.zoom.us/j/83021129937>
Enter Meeting ID: 830 2112 9937 and Passcode: 131911
You will be auto-muted when entering the meeting. To comment on an agenda item, click the raise hand icon (Webinar) or press *9 (Phone) to "raise your hand" virtually following staff calling the item.
The meeting's agenda will be provided no later than 72 hours before the meeting at planning4la.org/hearings. Please note that virtual meeting instructions will be provided on the meeting agenda.
Staff Contact:
Maren Gamboa, City Planner
6262 Van Nuys Boulevard, Room 430
Los Angeles, CA 91401
Maren.gamboa@lacity.org
(213) 978-1358
Council No: 6 - Padilla
Related Cases: N/A
Plan Area: Van Nuys - North Sherman Oaks
Zone: R1-4
Plan Overlay: N/A
Land Use: Medium Residential
Applicant: Anahit Mashadyan
Representative: Argineh Mailian, Mailian & Associates
PROPOSED PROJECT: Demolition of existing 1,394 square foot residence for the construction, use, and maintenance of a four-story, 24-unit mixed-income residential development with 40 parking spaces utilizing state density bonus by providing three units for Very Low-Income houses (16.6%) to access the residential density allowed via the Medium Residential land use designation, requesting incentives for reduced front yard setback, height increase, and increased floor area ratio, and waivers of development standards to reduce private open space dimensions and to eliminate the plane break requirement of the R1 zone.
REQUESTED ACTION(S): On behalf of the City Planning Commission, the Hearing Officer will consider:
1. An Exemption from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Article 19, Section 15332, Class 32, in-fill development and that there is no

substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.
2. Pursuant to LAMC Chapter 1a Section 13B.2.3, a Class 3 Conditional Use Permit for a Density Bonus project requesting waivers as outlined in LAMC Chapter 1a Section 12.22.A.25 in order to permit the construction of a 24-unit mixed-income residential building with the following requested off-menu incentives and waivers:
a. Off-Menu Incentive to allow reduce the front yard setback from 20 feet to 12 feet;
b. Off-Menu Incentive to allow a height increase from 28 feet to 46 feet six inches.
c. Off-Menu Incentive to allow an increase in floor area from 6,124 square feet to 37,816 square feet;
d. Waiver of Development Standards to allow 25% reduction in required private open space dimension from eight feet to six feet;
e. Waiver of Development Standards to eliminate the plane break requirement of the R1 zone (LAMC 12.08 C.2).
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.
2/13/26

DJ-4010745#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MING WAI FU
CASE NO. 26STPB01455
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MING WAI FU.
A PETITION FOR PROBATE has been filed by ANA ISABEL GARCIA in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that ANA ISABEL GARCIA 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: 03/12/26 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
YACOB A. FELDMAN - SBN 100817
LAW OFFICES OF YACOB A ANN FELDMAN, APC

5850 CANOGA AVENUE, SITE 400
WOODLAND HILLS CA 91367
Telephone (818) 905-2424
2/13, 2/17, 2/20/26

DJ-4013028#

Notice to Creditors
[Probate Code §19050]
CASE NUMBER NONE
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES
In re: THE WERNER LIVING TRUST dated December 22, 2022.
Notice is hereby given to the creditors and contingent creditors of Debra Elaine Werner, decedent, that all persons having claims against the decedent are required to mail or deliver a copy to Kristi York c/o Ebner Law Office, 100 N. Citrus Street, #520, West Covina, CA 91791. Kristi York is the Trustee of The Werner Living Trust dated December 22, 2022, wherein the Decedent was the Trustor. The Trustor resided in Los Angeles County at the time of her death. All claims must be filed within the later of 4 months after February 13, 2026 or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code §19103. 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.
Date: 2/4/2026
s/Kristi York, Trustee
2/13, 2/20, 2/27/26

DJ-4013011#

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE
CASE NO. 24STPB13177
In the Superior Court of the State of California, for the County of LOS ANGELES
In the Matter of the Estate of Florence Francis Cameron, 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 March 11, 2026 at the office of 5757 Wilshire Blvd., PH 40, Los Angeles, CA 90036, 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 North Hollywood, County of LOS ANGELES, State of California, particularly described as follows:
Lot 38 in Tract No. 16410 as per Map recorded in Book 387, Pages 19 and 20 of Maps in the Office of the County Recorder of Los Angeles County, California.
More commonly known as:
6025 Willowcrest Avenue, North Hollywood, CA 91606.
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.
Dated 2/09/26
S/ Robert Cameron
Personal Representative of the Estate.
Attorney(s) at Law:
William W. Bloch
2/12, 2/13, 2/19/26

DJ-4012412#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHARLES MICHAEL ELLIS
CASE NO. 26STPB01185
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CHARLES MICHAEL ELLIS.
A PETITION FOR PROBATE has been filed by MARY JANE MILLER in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MARY JANE MILLER 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: 03/12/26 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
YACOB A. FELDMAN - SBN 100817
LAW OFFICES OF YACOB A ANN FELDMAN, APC

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
DANIEL R. MORTENSEN, ESQ. - SBN 175928
MORTENSEN LAW, TAX, TRUST & PROBATE ATTORNEYS, P.C.
22807 LYONS AVENUE
NEWHALL CA 91321
Telephone (661) 799-9225
2/6, 2/9, 2/13/26

DJ-4010853#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SARA J. MIMM AKA SARA JANE MIMM
CASE NO. 26STPB01159
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SARA J. MIMM AKA SARA JANE MIMM.
A PETITION FOR PROBATE has been filed by JOSHUA ALLEN MIMM in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that JOSHUA ALLEN MIMM 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: 03/17/26 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
MICHAEL J. PATINELLI - SBN 158825
PATINELLI & CHANG LLP
2355 CRENSHAW BOULEVARD, SUITE 185
TORRANCE CA 90501
Telephone (310) 312-8117
2/6, 2/9, 2/13/26

DJ-4010748#

Notice to Creditors
[Probate Code §19050]
CASE NUMBER: NONE
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES
In re: THE WANDA R. HUFFMAN REVOCABLE TRUST
dated October 1, 2001.
Notice is hereby given to the creditors and contingent creditors of Wanda R. Huffman, Decedent, that all persons having claims against the Decedent are required to mail or deliver a copy to Wayne W. Huffman c/o Ebner Law Office, 100 N. Citrus Street, #520, West Covina, CA 91791. Wayne W. Huffman is the Trustee of The Wanda R. Huffman Revocable Trust dated October 1, 2001, wherein the Decedent was the Trustor. The Trustor resided in San Bernardino County at the time of her death. All claims must be filed within the later of 4 months after February 2, 2026 or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section §19103. 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.
Dated: January 11, 2026
/s/ WAYNE W. HUFFMAN, Co-Trustee
1/30, 2/6, 2/13/26

DJ-4008036#

Notice to Creditors
[Probate Code §19050]
CASE NUMBER: NONE
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES
In re: THE WANDA R. HUFFMAN REVOCABLE TRUST
dated October 1, 2001.
Notice is hereby given to the creditors and contingent creditors of Wanda R. Huffman, Decedent, that all persons having claims against the Decedent are required to mail or deliver a copy to Wayne W. Huffman c/o Ebner Law Office, 100 N. Citrus Street, #520, West Covina, CA 91791. Wayne W. Huffman is the Trustee of The Wanda R. Huffman Revocable Trust dated October 1, 2001, wherein the Decedent was the Trustor. The Trustor resided in San Bernardino County at the time of her death. All claims must be filed within the later of 4 months after February 2, 2026 or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section §19103. 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.
Dated: January 11, 2026
/s/ WAYNE W. HUFFMAN, Co-Trustee
1/30, 2/6, 2/13/26

DJ-4008036#



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