





# LEGAL NOTICES

Continued from Page 11

2. This pleading, including attachments and exhibits, consists of the following number of pages:  
 3. Each plaintiff's name above is a competent adult  
 5. Each defendant named above is a natural person  
 6. The true names of defendants sued via Does are unknown to plaintiff.  
 Doe defendants 1-50 were the agents or other employees of other named defendants and acted within the scope of that agency or employment.  
 Doe defendants 1-50 are persons whose capacities are unknown to plaintiff.  
 8. This court is the proper court because injury to person or damage to personal property occurred within this jurisdictional area.  
 10. The following causes of action are attached and the statements above apply to each: Motor Vehicle, General Negligence  
 11. Plaintiff has suffered wage loss, loss of use of property, hospital and medical expenses, general damage, property damage, loss of earning capacity, other damages, Prejudgment interest and interest on damages including but not limited to under Civil Code Sections 3287, 3288, 3291 and/or as allowed by law, common law or otherwise. Other damages, including loss of profits and special damages, unknown at this time which Plaintiff will prove at the time of trial.  
 13. The relief sought in this complaint is within jurisdiction of this court.  
 14. Plaintiff prays for judgement for costs of suit, for such relief is as fair, just, and equitable, and for: compensatory damages. The amount of damages is: according to proof  
 Date: 07/08/2025  
 /s/ Igor Fradkin, Esq. Attorney

STATEMENT OF DAMAGES  
 Plaintiff hereby provide to Defendants, the following Statement of Damages:  
 1. General Damages: In excess of \$1,000,000.00  
 2. Special Damages: In excess of \$1,000,000.00  
 Plaintiff reserves the right to amend this Statement of Damages at a later time, as Discovery develops.  
 DATED: July 22, 2025  
 DOWNTOWN LA LAW GROUP  
 /s/ Igor Fradkin, Esq. Attorney  
 PRABH ASTHANA, Esq. ALIA KATSMAN  
 4/13, 4/20, 4/27, 5/4/26  
 DJ-4032484#

## FICTITIOUS BUSINESS NAMES

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2026089824  
 The following person(s) is (are) doing business as:  
 A. UNIFIED FAMILY, 21268 E FORT BOWIE DR, WALNUT, CA 91789 County of LOS ANGELES  
 Registered owner: PRABH ASTHANA, 21268 E FORT BOWIE DR, WALNUT, CA 91789; State of Incorporation: CA  
 This business is conducted by a Corporation.  
 The registrant(s) started doing business on N/A.  
 I declare that all information in this statement is true and correct. (A registrant who declares a fictitious business name matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).  
 PRABH AASRA USA KULVINDER SINGH, PRESIDENT  
 This statement was filed with the County Clerk of Los Angeles County on 04/24/2026.  
 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, after it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit of Identity.  
 The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law. (See Section 14411 et seq., Business and Professions Code.)  
 5/14, 5/21, 5/28, 6/4/26  
 DJ-4043199#

## GOVERNMENT

**NOTICE TO CONTRACTORS**  
 BIDDERS ARE CAUTIONED TO CAREFULLY EXAMINE THE REQUEST FOR QUALIFICATIONS (RFQ), SPECIFICATIONS AND BID FORMS BEFORE BIDDING.  
 Notice is hereby given that the Board of Education of the City of Los Angeles will receive Statements of Qualifications and bids from the District's list of pre-qualified contractors to furnish all labor and material for the following:  
**REQUEST FOR QUALIFICATIONS / BID NUMBER: 2610094**  
**Ada Barrier Removal (PSA) (Best Value) at Halldale Elementary School (10373684).** Prime contractor shall hold license in the following classification(s): "B" license required.  
 Contractor Caused Compensable Delay (L.D.): \$750,000 per calendar day. The District's Contract Bond Estimate is \$4,777,000.00.  
**THE PROJECT WILL BE PROCURED USING A BEST VALUE SELECTION PROCESS (PUBLIC CONTRACT CODE 20119), IS FUNDED BY PROPOSITIONS WHICH WERE APPROVED BY THE VOTERS AND IS SUBJECT TO THE PROJECT STABILIZATION AGREEMENT.**  
**RFQ DOCUMENTS ARE AVAILABLE FOR DOWNLOAD AT: https://discoversy.ariba.com/profile/AND/65029748 and http://www.laschools.org/new-site/bidding-opportunities/best-value/construction-contracts**  
**NON-MANDATORY PRE-PROPOSAL MEETING WILL BE HELD ON FRIDAY, MAY 29, 2026 AT 10:30 A.M. VIA MICROSOFT TEAMS EMAIL ADDRESS MUST BE PROVIDED TO: mangal@lased.net NO LATER THAN 8:30 A.M. ON FRIDAY, MAY 29, 2026 IN ORDER TO BE ADDED TO VIDEO MEETING.**  
**STATEMENT OF QUALIFICATIONS ARE DUE: JUNE 10, 2026 (WEDNESDAY @ 2:00 PM).**  
**Bidder should note that OWNER'S prequalification program has been expanded pursuant to Public Contract Code Sections 7056 - 7059 of the Business and Professions Code, specifically holding A, B, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, C-11, C-12, C-13, C-14, C-15, C-16, C-17, C-18, C-19, C-20, C-21, C-22, C-23, C-24, C-25, C-26, C-27, C-28, C-29, C-30, C-31, C-32, C-33, C-34, C-35, C-36, C-37, C-38, C-39, C-40, C-41, C-42, C-43, C-44, C-45, and C-46 licenses. Bidders who will be utilizing a first-tier subcontractor to perform such specialty work must select a subcontractor from the OWNER'S List of Prequalified Subcontractors. All Contractors or subcontractors shall not be qualified to bid on a bid proposal or engage in the performance of any contract unless currently registered with the California Department of Industrial Relations (DIR). For Bids with a Mandatory Pre-Proposal Meeting, Bidders who have not signed in on the attendance sheet will not be allowed to submit Statement of Qualifications or Bids.  
 The Los Angeles Unified School District has a Labor Compliance Program as approved by the Director of the Department of Industrial Relations and the Board of Education in compliance with Section 1771.5 of the California Labor Code. Copies of the prevailing rate of per diem wages are on file at the following District office and shall be made available to any interested party on request: Facilities Support Services/Labor Compliance Program  
 333 S. Beaudry Avenue, 21st Floor Los Angeles, CA 90017 (213) 241-4665  
 On February 25, 2003, the Board of Education adopted a twenty-five (25%) participation goal for Small Business Enterprise (SBE). The total county payment on the basis of award amount of funds allocated to the school construction and modernization program. This goal will be included in each construction contract. The Board reserves the right to reject any or all proposals or bids, and to waive any informality in any bid.  
 DATED: 05/19/2026  
 BOARD OF EDUCATION OF THE CITY OF LOS ANGELES by Procurement Services Division.**

5/21, 5/26/26 DJ-4045406#

**NOTICE TO CONTRACTORS**  
 BIDDERS ARE CAUTIONED TO EXAMINE CAREFULLY SPECIFICATIONS AND BID FORMS BEFORE BIDDING.  
 Notice is hereby given that the Board of Education of the City of Los Angeles will receive bids from the District's list of pre-qualified contractors to furnish all labor and material for the following:  
**THE FOLLOWING PROJECT(S) ARE FUNDED BY PROPOSITIONS WHICH WERE APPROVED BY THE VOTERS AND IS SUBJECT TO THE PROJECT STABILIZATION AGREEMENT.**  
**DATE OF BID OPENING: JUNE 15, 2026 @ TIME: 1:00 PM.**  
**ROOFING REPLACEMENT (PSA) AT INDEPENDENCE ES (COLIN ID# 10375782 / SCOPE ID# 233267.) MANDATORY Pre-Bid Meeting: 06/01/26 @ TIME: 10:00 AM.**  
 Prime contractor shall hold license in the following classification(s): B - GENERAL BUILDING CONTRACTOR OR C-39 ROOFING CONTRACTOR. License requires: Contractor Caused Compensable Delay (L.D.): \$750.00 per calendar day. The anticipated construction bond estimator for the Work of this Project is \$139,000.00.  
**Bidder should note that OWNER'S prequalification program has been expanded pursuant to Public Contract Code 20111.6 to include mechanical, electrical and plumbing subcontractors, holding C-4, C-7, C-10, C-16, C-20, C-34, C-36, C-38, C-42, C-43, and C-46 licenses. Bidders who will be utilizing a first-tier subcontractor to perform such specialty work must select a subcontractor from the OWNER'S List of Prequalified Subcontractors. All Contractors or subcontractors shall not be qualified to bid on a bid proposal or engage in the performance of any contract unless currently registered with the California Department of Industrial Relations (DIR). For any contract awarded on or after April 1, 2015, a contractor or subcontractor shall not engage in the performance of any contract unless currently registered with the DIR.**  
 For Bids with a Mandatory Pre-Bid Meeting, Bidders who have not signed in on the attendance sheet will be non-responsive.  
 The Los Angeles Unified School District has a Labor Compliance Program as approved by the Director of the Department of Industrial Relations and the Board of Education in compliance with Section 1771.5 of the California Labor Code. Copies of the prevailing rate of per diem wages are on file at the following District office and shall be made available to any interested party on request: Facilities Support Services Division / Labor Compliance Department  
 333 S. Beaudry Avenue, 21st Floor Los Angeles, CA 90017 (213) 241-4665  
 Each bid shall be in accordance with drawings, specifications and other contract documents now on file at Facilities Contracts, 333 S. Beaudry Ave., Los Angeles, CA 90017. Bidding documents are available online at www.crispimg.com and the Public Planroom and will be available Monday through Friday beginning on 05/21/26 at Crisp Imaging - 1829 Main St., Los Angeles, CA 90015 from 7:00 a.m. through 6:00 p.m. A fee will be charged for plans and specifications.  
 On February 25, 2003, the Board of Education adopted a twenty-five (25%) participation goal for Small Business Enterprise (SBE). per contract amount on the basis of award amount of funds allocated to the school construction and modernization program. This goal will be included in each construction contract. The Board reserves the right to reject any or all proposals or bids, and to waive any informality in any bid.  
**Notice of Intent to Utilize the Ariba Supplier Network to submit a bid package electronically. Bid shall be submitted by the bid due date to the Ariba Business (Supplier) Network for the transaction number associated with the solicitation.**  
 Attention of bidders is called to the provisions concerning bid guarantee in the Bid Form and Contract bond requirements in the General Conditions of the specifications.  
 The Board reserves the right to reject any or all bids, and to waive any informality in any bid.  
**DATED: 05/21/26**  
 BOARD OF EDUCATION OF THE CITY OF LOS ANGELES by Procurement Services Division.  
 5/21, 5/26/26  
 DJ-4043755#

**NOTICE OF \$20,000 REWARD OFFERED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS**  
 Notice is hereby given that the Board of Supervisors of the County of Los Angeles has extended and increased the reward previously offered in the amount from \$15,000 to \$20,000 in exchange for information leading to the apprehension and conviction of the person or persons responsible for the heinous murder of Juan Luis Marquez, who was fatally shot on Hooper Avenue just south of East 81st Street in unincorporated Florence on August 16, 2025, at approximately 9:20 p.m. Si no entiende esta noticia o si necesita más información, favor de llamar al (213) 974-1579. Any person having any information related to this crime is requested to call Lieutenant Mike Gomez at the Los Angeles County Sheriff's Department, Homicide Bureau at (323) 890-5500 or Crime Stoppers at (800) 222-8477 and refer to Report No. 025-11237-2174-011. The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than November 6, 2026. All reward claims must be in writing and shall be received no later than January 5, 2027. The total County payment of any and all rewards shall in no event exceed \$20,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than January 5, 2027, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: Juan Luis Marquez Reward Fund. For further information, please call (213) 974-1579.  
**EDWARD YEN EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES**  
 5/19, 5/20, 5/21, 5/22, 5/26, 5/27, 5/28, 5/29, 6/1, 6/2/26  
 DJ-4042872#

**NOTICE OF \$15,000 REWARD OFFERED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS**  
 Notice is hereby given that the Board of Supervisors of the County of Los Angeles has established a reward in the amount of \$15,000 in exchange for information leading to the apprehension and conviction of the person or persons responsible for the heinous murder of 50-year-old Damon Eugene Blumenthal, who was stabbed at an unknown location and discovered on December 29, 2024, at 1820 South Acacia Avenue in the City of Compton. Si no entiende esta noticia o necesita más información, favor de llamar al (213) 974-1579. Any person having any information related to this crime is requested to call Detectives Gail Durham or Frank Alvarado at the Los Angeles County Sheriff's Department, Homicide Bureau at (323) 890-5500, or Crime Stoppers at (800) 222-8477 and refer to Report No. 024-15252-2837-011. The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than August 2, 2026. All reward claims must be in writing and shall be received no later than November 6, 2026. The total County payment of any and all rewards shall in no event exceed \$15,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than August 2, 2026, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: Damon Eugene Blumenthal Reward Fund. For further information, please call (213) 974-1579.  
**EDWARD YEN EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES**  
 5/19, 5/20, 5/21, 5/22, 5/26, 5/27, 5/28, 5/29, 6/1, 6/2/26  
 DJ-4044907#

**NOTICE OF \$15,000 REWARD OFFERED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS**  
 Notice is hereby given that the Board of Supervisors of the County of Los Angeles has established a reward in the amount of \$15,000 in exchange for information leading to the apprehension and conviction of the person or persons responsible for the heinous murder of 50-year-old Damon Eugene Blumenthal, who was stabbed at an unknown location and discovered on December 29, 2024, at 1820 South Acacia Avenue in the City of Compton. Si no entiende esta noticia o necesita más información, favor de llamar al (213) 974-1579. Any person having any information related to this crime is requested to call Detectives Gail Durham or Frank Alvarado at the Los Angeles County Sheriff's Department, Homicide Bureau at (323) 890-5500, or Crime Stoppers at (800) 222-8477 and refer to Report No. 024-15252-2837-011. The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than August 2, 2026. All reward claims must be in writing and shall be received no later than November 6, 2026. The total County payment of any and all rewards shall in no event exceed \$15,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than August 2, 2026, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: Damon Eugene Blumenthal Reward Fund. For further information, please call (213) 974-1579.  
**EDWARD YEN EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES**  
 5/19, 5/20, 5/21, 5/22, 5/26, 5/27, 5/28, 5/29, 6/1, 6/2/26  
 DJ-4044907#

THE COUNTY OF LOS ANGELES  
 5/19, 5/20, 5/21, 5/22, 5/26, 5/27, 5/28, 5/29, 6/1, 6/2/26  
 DJ-4042862#

## PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SONIA REYES AKA SONIA R. REYES AKA SONIA RAQUEL REYES AMAYA CASE NO. 26STPB0530**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SONIA REYES AKA SONIA R. REYES AKA SONIA RAQUEL REYES AMAYA. A PETITION FOR PROBATE has been filed by EMILY OCAMPO-REYES in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that EMILY OCAMPO-REYES 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: 06/17/26 at 8:30AM in Dept. 240 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  
 PAUL HORN, ESQ. - SBN 243227  
 PAUL HORN LAW GROUP, PC  
 11404 GUYTON STREET  
 CERRITOS CA 90703  
 Telephone (800) 380-7076  
 BSC 228520  
 5/21, 5/22, 5/28/26  
 DJ-4045063#

having claims against the Decedent are required to mail or deliver a copy to Ken Guerra c/o Ebner Law Office, 100 N. Citrus Street, #520, West Covina, CA 91791. Ken Guerra is the Trustee of Joseph and Veronica Guerra 2008 Trust, wherein the Joseph F. Guerra, decedent was the surviving Trustor. The surviving Trustor resided in Los Angeles County at the time of his death. All claims must be filed within the later of 4 months after 5/14/2026 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, 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: March 23, 2026  
 /s/ KEN GUERRA, Successor Trustee  
 5/14, 5/21, 5/28/26  
 DJ-4042936#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SONIA B. BODENSTEIN AKA SONIA B. IZENSTARK CASE NO. 26STPB05547**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SONIA B. BODENSTEIN AKA SONIA B. IZENSTARK  
 A PETITION FOR PROBATE has been filed by JANETTE S. BODENSTEIN HERSHKOVITZ in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that JANETTE S. BODENSTEIN HERSHKOVITZ 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 with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held in this court as follows: 06/17/26 at 8:30AM in Dept. 629 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  
 PAUL HORN, ESQ. - SBN 243227  
 PAUL HORN LAW GROUP, PC  
 11404 GUYTON STREET  
 CERRITOS CA 90703  
 Telephone (800) 380-7076  
 BSC 228520  
 5/21, 5/22, 5/28/26  
 DJ-4045063#

Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner  
 DANIEL R. MORTENSEN, ESQ. - SBN 175928  
 MORTENSEN LAW, TAX, TRUST & PROBATE ATTORNEYS, P.C.  
 22807 LYONS AVENUE  
 NEWHALL CA 91321  
 Telephone (661) 799-9225  
 5/14, 5/15, 5/21/26  
 DJ-4042592#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: GREGORY T. ALEVIZOS CASE NO. 26STPB04954**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GREGORY T. ALEVIZOS.  
 A PETITION FOR PROBATE has been filed by SHAWN A. ADAMS in the Superior Court of California, County of LOS ANGELES.  
 THE PETITION FOR PROBATE requests that SHAWN A. ADAMS 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: 06/08/26 at 8:30AM in Dept. 615B 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  
 DANIEL R. MORTENSEN, ESQ. - SBN 175928  
 MORTENSEN LAW, TAX, TRUST & PROBATE ATTORNEYS, P.C.  
 22807 LYONS AVENUE  
 NEWHALL CA 91321  
 Telephone (661) 799-9225  
 5/14, 5/15, 5/21/26  
 DJ-4042592#

**NOTICE OF TRUSTEE'S SALE** File No.: 25-346664 A.P.N.: 6018-007-015 Property Address: 7318 S HALLDALE AVE, LOS ANGELES, CA 90047. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 01, 2021. UNLESS YOU TAKE ACTION TO REDEEM YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under a deed of trust. The sale will be held below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): JAIMÉ A SERPAS, AN UNMARRIED MAN, Duty Appointed Trustee; Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on October 07, 2021 at instrument No. 20211521502 of Official Records in the office of the Recorder of LOS ANGELES County, California. Sale Date: 6/10/2026 Sale Time: 11:00AM Sale Location: At the Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$352,893.10 (Estimated) Street Address or other common designation of real property: 7318 S HALLDALE AVE, LOS ANGELES, CA 90047. See Legal Description - Exhibit "A" attached here to and made a part hereof. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle

you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, you may call (866-684-2727) or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 25-346664. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer" who immediately before the trustee auction you match the last and highest bid placed at the trustee auction, if you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call (866-684-2727) or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 25-346664 to find the date on which the trustee's sale was held, the date of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no later than 15 days after the trustee's sale. Third, you must submit a bid no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Robertson, Anschutz, Schneid and Crane, LLP Date: 4/27/2026 By: Emma Taylor Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-937-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.SERVICELINKASAP.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 19 IN BLOCK 7 OF TRACT NO. 6757 AS PER MAP RECORDED IN BOOK 76, PAGES 35 TO 38 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, A-4872872 05/21/2026, 05/28/2026, 06/04/2026 5/21, 5/28, 6/4/26  
 DJ-4044401#

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  
 5/14, 5/15, 5/21/26  
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## TRUSTEE SALES

**NOTICE OF TRUSTEE'S SALE** File No.: 25-346664 A.P.N.: 6018-007-015 Property Address: 7318 S HALLDALE AVE, LOS ANGELES, CA 90047. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED OCTOBER 01, 2021. UNLESS YOU TAKE ACTION TO REDEEM YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under a deed of trust. The sale will be held below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): JAIMÉ A SERPAS, AN UNMARRIED MAN, Duty Appointed Trustee; Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on October 07, 2021 at instrument No. 20211521502 of Official Records in the office of the Recorder of LOS ANGELES County, California. Sale Date: 6/10/2026 Sale Time: 11:00AM Sale Location: At the Courtyard located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$352,893.10 (Estimated) Street Address or other common designation of real property: 7318 S HALLDALE AVE, LOS ANGELES, CA 90047. See Legal Description - Exhibit "A" attached here to and made a part hereof. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle

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