

LEGAL NOTICES

Continued from Page 11

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 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desear el caso.

The name and address of the court is (El nombre y dirección de la corte es): VAN NUYS COURTHOUSE, WEST 14400 ERWIN ST VAN NUYS CA 91401. The name, address, and telephone number of plaintiffs 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): Stephanie Kasis, Esq. 16055 Ventura Boulevard, Suite 528, Encino, CA 91436 DATE (Fecha): 07/16/2026 David W. Clayton Clerk (Secretary), by R. Redmond, Deputy (Adjunto) (SAL)

NOTICE TO THE PERSON SERVED: You are served as an individual defendant. 8/12, 8/19, 8/26, 9/2/26

DJ-4068974#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROLANDO J REYES AKA ROLANDO JOSE REYES CASE NO. 26STPB09730

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROLANDO J REYES AKA ROLANDO JOSE REYES.

A PETITION FOR PROBATE has been filed by RAQUEL ESMERALDA REYES in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that RAQUEL ESMERALDA 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: 10/02/26 at 8:30AM in Dept. 244 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 SOUTH STREET CERRITOS CA 90703 Telephone (800) 380-7076 BSC 228971 9/2, 9/3, 9/9/26

DJ-4075239#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID MICHAEL MARTIN CASE NO. 26STPB09842

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID MICHAEL MARTIN.

A PETITION FOR PROBATE has been filed by LAUREN D. PARSONS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that LAUREN D. PARSONS 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: 09/30/26 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 SIBYLLE GREBE - SBN 141553 THE PROBATE HOUSE, L.C. 3424 WEST CARSON STREET, SUITE 320 TORRANCE CA 90503 Telephone (310) 542-9888 9/2, 9/3, 9/9/26

DJ-4075209#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TERESA ANN PRIORE AKA TAERI PRIORE AKA TERESA PRIORE AKA TERESA A. PRIORE CASE NO. 26STPB09632

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TERESA ANN PRIORE AKA TAERI PRIORE AKA TERESA PRIORE AKA TERESA A. PRIORE.

A PETITION FOR PROBATE has been filed by FRANK L. DI GIOIA in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that FRANK L. DI GIOIA 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: 09/29/26 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 STEPHEN R. MCLEOD - SBN 69179

LAW OFFICES OF STEPHEN R. MCLEOD 15300 VENTURA BLVD., #215 SHERMAN OAKS CA 91403 Telephone (818) 905-0902 9/2, 9/3, 9/9/26

DJ-4075159#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RUBEN ORTEGA GOMEZ CASE NO. 26STPB09611

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUBEN ORTEGA GOMEZ.

A PETITION FOR PROBATE has been filed by RUBEN H. GOMEZ in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that RUBEN H. GOMEZ 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: 09/29/26 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 MARK E. LEWIS - SBN 162786 LAW OFFICES OF MARK E. LEWIS & ASSOC. 17011 BEACH BLVD., #150 HUNTINGTON BEACH CA 92647 Telephone (714) 847-8586 9/1, 9/2, 9/9/26

DJ-4074823#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JAMES P. WOMBOLD CASE NO. 26STPB09714

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JAMES P. WOMBOLD.

A PETITION FOR PROBATE has been filed by ANDREA BARRERA-WOMBOLD in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that ANDREA BARRERA-WOMBOLD 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: 09/29/26 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.

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 ERIC B. JETER, ESQ. - SBN 261839 JETER LAW 3655 TORRANCE BOULEVARD, 3RD FLOOR TORRANCE CA 90503 Telephone (414) 247-1182 9/1, 9/2, 9/8/26

DJ-4074593#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SONIA A. GARCIA, AKA SONIA A. JIMENEZ CASE NO. 26STPB08087

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: SONIA A. GARCIA, AKA SONIA A. JIMENEZ.

A Petition for Probate has been filed by SANDRA PENA in the Superior Court of California, County of LOS ANGELES.

The Petition for Probate requests that SANDRA PENA be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 10/2/2026 at 8:30 in Dept. 614 located at 111 North Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse. 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 CHRISTOPHER A. FORTUNATI, ESQ. WEINER LAW, 12626 HIGH BLUFF DRIVE, SUITE 440, SAN DIEGO, CA 92130, Telephone: (858) 356-9070. 9/1, 9/2, 9/8/26

DJ-4074389#

NOTICE OF SECOND AMENDED PETITION TO ADMINISTER ESTATE OF: KIM SING WONG CASE NO. 24STPB01851

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of KIM SING WONG.

A SECOND AMENDED PETITION FOR PROBATE has been filed by KIRK WONG in the Superior Court of California, County of LOS ANGELES.

THE SECOND AMENDED PETITION FOR PROBATE requests that KIRK WONG be appointed as personal representative to administer the estate of the decedent.

THE SECOND AMENDED PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.

THE SECOND AMENDED 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: 10/15/26 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

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: 09/15/26 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 TAYLOR F. WILLIAMS-MONIZ - SBN 281331, ODOM LAW GROUP, A PROFESSIONAL LEGAL CORPORATION 24801 PICO CANYON RD., STE. 100

STEVENSON RANCH CA 91381 Telephone (661) 367-1699 8/26, 8/27, 9/2/26

DJ-4073556#

NOTICE TO CREDITORS ANNE H. KEELER

Anne H. Keeler, who lived at 16525 Akron St Pacific Palisades, CA 90272 was born May 20th, 1956, and died on May 17th, 2026. Creditors of the decedent are notified that all claims against decedent or the KEELER, ANNE H. TRUST and ANNE H. KEELER FAMILY TRUST dated September 14, 1992, as Amended through a First Amendment dated December 29, 1997, as further Amended through the Second Amendment and Complete Restatement dated March 12, 2010, as further Amended through a Third Amendment and Complete Restatement dated February 22, 2017, will be forever barred unless presented to Fifth Third Bank, a National Association, as named Trustee, care of: Fifth Third Bank N.A. Wendy Fisk / Daniel Suarez, 111 Lyon St. NW, MD RM0B2A, Grand Rapids, MI 49503 within 4 months after the date of publication of this notice.

Fifth Third Bank c/o Wendy Fisk / Daniel Suarez 111 Lyon St. NW Grand Rapids, MI 49503 8/26, 9/2, 9/9, 9/16/26

DJ-4073546#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: ANANT SCOTT PINWATANA CASE NO. 26STPB03829

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of ANANT SCOTT PINWATANA.

AN AMENDED PETITION FOR PROBATE has been filed by PIYA PINWATANA in the Superior Court of California, County of LOS ANGELES.

THE AMENDED PETITION FOR PROBATE requests that PIYA PINWATANA be appointed as personal representative to administer the estate of the decedent.

THE AMENDED PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.

THE AMENDED 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: 10/15/26 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 ROBERT A. COHEN, ESQ. - SBN 209971

COHEN LAW, A PROFESSIONAL LAW CORPORATION 28039 SMYTH DRIVE, SUITE 200 VALENCIA CA 91355 Telephone (661) 257-2887 8/26, 8/27, 9/2/26

DJ-4073204#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIRANDA MING-YEN LIN CASE NO. 26STPB08997

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MIRANDA MING-YEN LIN.

A PETITION FOR PROBATE has been filed by CINDY LIN WANG AKA CINDY WANG in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that CINDY LIN WANG AKA CINDY WANG 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: 09/11/26 at 8:30AM in Dept. 244 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 JEFFREY C.P. WANG - SBN 144414 WHGC, P.L.C. 1301 DOVE STREET, SUITE 1050 NEWPORT BEACH CA 92660 Telephone (949) 833-8483 8/26, 8/31, 9/2/26

DJ-4072988#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE File No.:26405749 A.P.N.:5188-015-031 Property Address.: 3541,3543,3545 7TH ST E LOS ANGELES, CA 90023. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 21, 2004, UNLESS YOU TAKE ACTION TO PROTECT 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 and pursuant to a Deed of Trust described 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): ELVIRA ALVARADO, AN UNMARRIED WOMAN, LINDA RAYA A SINGLES WOMAN AND PAUL E. VERDUGO, A MARRIED MAN AS HIS SOLE PROPERTY, ONE THIRD EACH Duly Appointed Trustee: Robertson, Anstated Schreyer and Crane, LLP, 117ED OF TRUST Recorded on January 03, 2005 at Instrument No 05-0002586 of Official Records in the office of the Recorder of LOS ANGELES County, California, Sale Date: 9/22/2026 Sale Time: 11:00 AM Sale Location: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Amount of unpaid balance and other charges: \$100,048.41 (Estimated) Street Address or other common designation of real property: 3541, 3543, 3545 7TH ST E LOS ANGELES, CA 90023. See Legal Description - Exhibit "A" attached hereto and made a part hereof. The undersigned Trustee disclaims any liability for any inaccuracy 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 contacting the Trustee. The Trustee will publish this Notice of Sale 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 may, at his or her exclusive remedy, shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: 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 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 postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924d 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