

LEGAL NOTICES

Continued from Page 11

be held in this court as follows: 10/02/26 at 8:30AM in Dept. 614 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
ASHER A. LEVIN, ESQ. - SBN 71650
ASHER LEVIN LAW, APC
21300 VICTORY BLVD., STE. 300
WOODLAND HILLS CA 91367
Telephone (818) 704-4789
9/15, 9/16, 9/22/26

DJ-4078792#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARINA BAUTISTA GAVIERES
CASE NO. 26STPB10251
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARINA BAUTISTA GAVIERES.
A PETITION FOR PROBATE has been filed by CLARITA G. ALMUETE in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that CLARITA G. ALMUETE 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.
A HEARING on the petition will be held in this court as follows: 10/09/26 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
CURTIS D. RINDLISBACHER - SBN 142929
BAKER, MANOCK & JENSEN, PC
5260 N. PALM AVE., #201
FRESNO CA 93704
Telephone (559) 432-5400
9/15, 9/16, 9/22/26

DJ-4078539#

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
JAMES A. HAGAN - SBN 241832
J.A. HAGAN LAW, APC
215 N. MARENGO AVE., THIRD FLR
PASADENA CA 91101
Telephone (626) 449-9220
9/16, 9/17, 9/23/26

DJ-4078548#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RAYMOND ZUNDEL
CASE NO. 26STPB10258
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RAYMOND ZUNDEL.
A PETITION FOR PROBATE has been filed by DIANE TANNER in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that DIANE TANNER 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.
A HEARING on the petition will be held in this court as follows: 10/09/26 at 8:30AM in Dept. 610 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
THOMAS CALDWELL - SBN 239336
CALDWELL LAW
21650 OXNARD ST., STE. 1580
WOODLAND HILLS CA 91367
Telephone (818) 651-6246
9/15, 9/16, 9/22/26

DJ-4078474#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DIANA MITCHELL
CASE NO. 26STPB04934
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DIANA MITCHELL.
A PETITION FOR PROBATE has been filed by MARINA TELLES AND DENNIS MITCHELL, TRUSTEES in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MARINA TELLES AND DENNIS MITCHELL 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.
A HEARING on the petition will be held in this court as follows: 10/08/26 at 8:30AM in Dept. 610 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
DEBORA YOUNG - SBN 250106
YOUNG LAW FIRM
11500 W. OLYMPIC BLVD., STE. 400
LOS ANGELES CA 90064
Telephone (310) 444-3003
9/15, 9/16, 9/22/26

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 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 petition.
A HEARING on the petition will be held in this court as follows: 10/08/26 at 8:30AM in Dept. 610 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
DEBORA YOUNG - SBN 250106
YOUNG LAW FIRM
11500 W. OLYMPIC BLVD., STE. 400
LOS ANGELES CA 90064
Telephone (310) 444-3003
9/15, 9/16, 9/22/26

DJ-4078437#

NOTICE OF HEARING ON PETITION TO DETERMINE CLAIM TO PROPERTY SUPERIOR COURT OF CALIFORNIA COUNTY OF LOS ANGELES
IN THE MATTER OF: The Graves Family Trust, dated August 14, 1995, TRUST 1.
NOTICE is given that: Carol B. Parlette: Petitioners has filed a petition entitled: Petition for Order Confirming Trust's Title to Real Property (Probate Code §§ 856, 859, 16420, 16440 and 17200) determining a claim or claims to the property described in Paragraph 3 filed against Respondents Gregory S. Fancher, individually, and as former Trustee of The Graves Family Trust, dated August 14, 1995; and DOES 1-20, inclusive.
2. A HEARING on the petition will be held as follows: Hearing date: 10/30/2026 time: 8:32 a.m. department: 217 at 111 N Hill Street, Los Angeles, CA 90012
3. The property that is the subject of the petition is: The real property located at 15029 Greenworth Dr. La Mirada, California 90638-2334, and is legally described as follows: LOT 29 OF TRACT NO. 23378 AS PER MAP RECORDED IN BOOK 635, PAGE 18-19 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN: 80308-018-015
4. In addition to seeking to recover the property described in 3, the petition also alleges and seeks relief for bad faith conduct, undue influence in bad faith, or elder or dependent adult financial abuse. The petition describes these allegations in detail based on the allegations, the petition seeks to recover twice the value of the property described in 3 and requests that the court award attorney's fees and costs to the petitioner. (Prob. Code, §859.)
ATTORNEY OR PARTY WITHOUT ATTORNEY:
Joshua R. Engel, Esq. - SBN 304945
Musick, Peeler & Garrett, LLP

333 South Hope Street, Suite 2900
Los Angeles, CA 90071-3048
Telephone No. (213) 629-7600 Fax No.: (213) 624-1376
jengel@musickpeeler.com
Attorney For: Petitioner Carol B. Parlette, Trustee of The Graves Family Trust
BSC 229008
9/9, 9/16, 9/23, 9/30/26

DJ-4077364#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DANE PERKOVIC
CASE NO. 24STPB02824
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DANE PERKOVIC.
A PETITION FOR PROBATE has been filed by DOLORES PERKOVIC in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that DOLORES PERKOVIC 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 petition.
A HEARING on the petition will be held in this court as follows: 10/05/26 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
JOSHUA L. STERNBERG, ESQ. - SBN 250687
STERNBERG LAW GROUP
8605 SANTA MONICA BLVD., #81823
WEST HOLLYWOOD CA 90069
Telephone (310) 270-4343
9/9, 9/10, 9/16/26

DJ-4077154#

NOTICE TO CREDITORS
Anne H Keeler, who lived at 16525 Akron St Pacific Palisades, CA 90272 was born on 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 a Second Amendment to 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 RMOB2A, Grand Rapids, MI 49503 within 4 months after the date of publication of this notice.
Fifth Third Bank
c/o Wendy Fisk / Daniel Suarez
MD RMOB2A
111 Lyon St. NW
Grand Rapids, MI 49503
8/26, 9/2, 9/9, 9/16/26

DJ-4073546#

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. NOTICE: 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, with all encumbrances, 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, LINDAM, RAYA A SINGLE WOMAN AND PAUL E VERDUGO, A MARRIED MAN AS HIS SOLE PROPERTY. ONE THIRD EACH Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED 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 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 BIDDERS: If you are considering bidding on this property, 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, since 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 mortgagee, 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, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855-882-1314) or visit the website https://www.hubzu.com, using the file number assigned to this case 26-405749. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be 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", you can purchase the property if 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 (855-882-1314) or visit the website https://www.hubzu.com, using the file number assigned to this case 26-405749 to find the date on which the trustee's sale was held, the amount 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 more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it 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: 8/17/2026 By: Emma Taylor Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTPS://WWW.HUBZU.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (855-882-1314) The above-named trustee may be acting as a dealer, 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 LOT 57 OF M L WICKS TRACT. IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE 39 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A-4884-141 09/02/2026, 09/09/2026, 9/16/2026, 9/2, 9/9, 9/16/26

DJ-4073481#

LEGAL NOTICES

Taylor W. Tibbitts, ISB No. 9212 Tibbitts Ortega PLLC
12550 W. Explorer Dr Ste 100 Boise, Idaho 208.375.2100
taylor@tibbittsortega.com
Attorneys for Petitioner
IN THE DISTRICT COURT OF THE FOURTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF ADA
IN THE MATTER OF THE ESTATE OF: Richard John Pines, Deceased
Case No. CV01-26-05907
NOTICE OF HEARING
Attention Clayton Pines, Benjamin John Smith, Jessica A. Bennett, and Tyler Anderson
NOTICE IS HEREBY GIVEN that a hearing on the Petition for Formal Probate of Will and for Appointment of Personal Representative will take place remotely through ZOOM VIDEO CONFERENCE on October 1, 2026 at 9:30 am, before the Honorable Judge Aldjian.
How to Attend: https://zoom.us/join Meeting ID: 988 2973 7911 Password: 803 255
DATED this 28th day of August 2026.
TIBBITTS ORTEGA PLLC
9/9, 9/16, 9/23, 9/30/26

DJ-4076748#

Full Service Legal Advertising



We provide:

- Prompt publication
- Outstanding rates
- Extensive legal notice experience
- Advance proofs
- Affidavits filed promptly
- Complete filing, recording & research services
- Statewide legal advertising placement

Rely on the leader in legal advertising

To place your legal ad call

(800) 788-7840

or fax

(213) 229-5481

Free forms available at www.dailyjournal.com



LOS ANGELES

Daily Journal