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T.S. No. 099883-CA APN: 6241-024-032 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/20/2015. 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 On 8/2/2022 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/26/2015 as Instrument No. 20150329684 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: DANIEL C RIVERA AND CONCEPTION RIVERA, HUSBAND AND WIFE AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNDATION LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to

Notices-Paramount

be: 7203/7207 PETROL STREET, PARAMOUNT, CA 90723, AKA, 7203 PETROL STREET, PARAMOUNT, CA 90723. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$458,738.23 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. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 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

Notices-Paramount

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: 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 099883-CA. 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: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. 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

Notices-Paramount

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) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 099883-CA 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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117 **Paramount Journal 6/23, 30, 7/7/2022-119664**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GABRIEL BAUTISTA PEDRAZA CASE NO. 22STPB04983

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GABRIEL BAUTISTA PEDRAZA. A PETITION FOR PROBATE has been filed by MELISSA PEDRAZA VICTORIA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MELISSA PEDRAZA VICTORIA be appointed as personal representative to administer the estate of the decedent. THE PETITION re-

Notices-Paramount

quests 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: 08/19/2022 at 8:30AM in Dept. 5 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in Cali-

Notices-Paramount

fornia 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 KELLY WARREN - SBN 98670 155 W. BADILLO STREET COVINA CA 91723 6/30, 7/7, 7/14/22 **CNS-3589178# THE PARAMOUNT Journal 6/30, 7/7, 14/2022-120076**

NOTICE OF SALE ABANDONED PERSONAL PROPERTY

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at www.StorageTreasures.com by competitive bidding ending on **July 12, 2022 at 3:30 P.M.** Property has been stored and located at A-1 Self Storage 14908 14908 Downey Ave Paramount CA 90723. Sale subject to cancellation up to the time of sale, company reserves the right to refuse online bids. Units sold appear to contain: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc. Belonging to the following: **Tania Hernandez, Rene Howard, Sandra Randall, Desiree Lowery, Jesus Meraz Perez, Ramsey Freeman, Timothy Haggstrom, Alejandra Perez, Karen Hadley, Stacey R. Joseph, Daniel Prillwitz,** Auction by: www.StorageTreasures.com, 480-397-6503. **Paramount Journal 6/30, 7/7/2022-120391**

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT 2022-128449

The following person is doing business as: **BONSAI MINISTRIES**, 2623 DEERFORD ST, LAKEWOOD, CA 90712. Registered Owners: DION SMOTHERMAN, 2623 DEERFORD ST, LAKEWOOD, CA 90712. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: DION SMOTHERMAN, OWNER. This statement was filed with the County Recorder Office: 06/14/2022. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Paramount Journal 6/23, 30, 7/7, 14/22-119901**

FICTITIOUS BUSINESS NAME STATEMENT 2022-116872

The following person is doing business as: **SUSHI Y ALGO MAS**, 12007 PARAMOUNT BLVD #24, DOWNEY, CA 90242. Registered Owners: CRISTINO ZAVALA ZAMORA, 12007 PARAMOUNT BLVD APT 24, DOWNEY, CA 90242 & LIZETTE CASTILLO SANCHEZ, 12007 PARAMOUNT BLVD APT 24, DOWNEY, CA 90242. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: DAVID CHAVEZ CORRAL JR, GENERAL PARTNER. This statement was

FBN Notices-Paramount

filed with the County Recorder Office: 05/31/2022. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Paramount Journal 6/23, 30, 7/7, 14/22-119901**

FICTITIOUS BUSINESS NAME STATEMENT 2022-124233

The following person is doing business as: **RJ PROPERTIES**, 892 WEST KENSINGTON ROAD, LOS ANGELES, CA 90026. Registered Owners: ALETA COLLINS, 892 WEST KENSINGTON ROAD, LOS ANGELES, CA 90026 & JOANNA BROWN, 6629 CRAFTSMAN LOOP N, KEIZER, OR 97303. This business is conducted by: UNINCORPORATED ASSOCIATION OTHER THAN A PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: ALETA COLLINS, GENERAL PARTNER. This statement was filed with the County Recorder Office: 06/08/2022. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Paramount Journal 6/30, 7/7, 14, 21/22-120198**