

FICTITIOUS BUSINESS NAME STATEMENT
2022-240883

The following person is doing business as: **JJ ESCAVATION**, 11212 ELM ST, LYNWOOD, CA 90262. Registered Owners: JESUS CASTANEDA ESTRELLA, 9748 HICKORY CT, HESPERIA, CA 92345 & JOSE IGNACIO PEREZ LOPEZ, 11212 ELM ST, LYNWOOD, CA 90262. This business is conducted by: CO-PARTNERS. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: JOSE IGNACIO PEREZ LOPEZ, GENERAL PARTNER. This statement was filed with the County Recorder Office: 11/03/2022. Notice - This Fictitious Business 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
11/17,24,12/1,8/22-125362

FICTITIOUS BUSINESS NAME STATEMENT
2022-247541

The following person is doing business as: **LIGHTNING CONSTRUCTION COMPANY**, 16804 CALIFORNIA AVE, BELLFLOWER, CA 90706. Registered Owners: JOSE Y FELIX, 16804 CALIFORNIA AVE, BELLFLOWER, CA 90706. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 07/2007. Signed: JOSE Y FELIX, OWNER. This statement was filed with the County Recorder Office: 11/14/2022. Notice - This Fictitious Business 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
11/17,24,12/1,8/22-125363

FICTITIOUS BUSINESS NAME STATEMENT
2022-238276

The following person is doing business as: **DK DIAMOND**, 650 S. HILL STREET SUITE #830, LOS ANGELES, CA 90014. Registered Owners: DAVIT P. KARAPETYAN, 650 S. HILL STREET SUITE #830, LOS ANGELES, CA 90014. 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: DAVIT P. KARAPETYAN, OWNER. This statement was filed with the County Recorder Office: 10/31/2022. Notice - This Fictitious Business 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
12/8,15,22,29/22-124671

Notices-Paramount
NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSA MARGARITA DERAS AKA ROSA M. DERAS
CASE NO. 22STPB11995

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROSA MARGARITA DERAS AKA ROSA M. DERAS. A PETITION FOR PROBATE has been filed by GLORIA DE JESUS ERAZO DERAS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that GLORIA DE JESUS ERAZO DERAS 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: 01/20/23 at 8:30AM in Dept. 29 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
SOPHIA KIM SAKAMOTO, ESQ. - SBN 258981, SAKAMOTO & RUELAS, APC 8081 STANTON AVENUE, SUITE 306 BUENA PARK CA 90620 BSC 222614 12/8, 12/15, 12/22/22 CNS-3650047#

THE PARAMOUNT JOURNAL
Paramount Journal
12/8, 15, 22/2022-125756

THAN THE TOTAL AMOUNT DUE. Trustor(s): ANA L. RIVERA AND URBICIO JIMENEZ, WIFE AND HUSBAND AS JOINT TENANTS Recorded: 12/1/2005 as Instrument No. 05 2930951 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/5/2023 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$362,406.53 The purported property address is: 6463 SAN VICENTE STREET, PARAMOUNT, CA 90723 Assessor's Parcel No.: 6237-028-027 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 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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-911424-AB. 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 website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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 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 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-911424-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to Quality Loan Service Corporation by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. 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 sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement

Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-22-911424-AB ID-SPub #0182640 12/15/2022 12/22/2022 12/29/2022

Paramount Journal
12/15, 22, 29/2022-125796

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.storage-treasures.com by competitive bidding ending on **December 20, 2022, at 3:30pm.** Property has been stored and is located at A-1 Self Storage, **14908 Downey Ave., Paramount, CA 90723.** Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc.; belonging to the following:

Desiree Lowery
Gloria Carmona
Meredith Mauldin
Renee Howard
Jennifer M Maldonado
Hasseltean Hooker
Auction by StorageTreasures.com 800-213-4183

Paramount Journal
12/8, 15/2022-125667

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday December 29, 2022 at 3:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.

Tashawn Lynette Menefee
Darren A Defour
Benito A Rojas Melendez
John J Western
David L Thompson
Ashley E Peete
Marvena Moore
Martha E Ramirez Cruz
Joshua Moya
Hoen Antonio Navarro Morales
Carlos D Shanez
Rebecca Mares
Corina V Guerrero
Alexis M Luevano
Wyetta A Johnson
Carmen Graciela Ramirez
Gladys G Pereira
Cody R Jones
Stephanie M Larsen
Adrian Villafana
Andrea T Wallace
Elnora L Varner
Hazel M Johnson
Goldsberry
De Andre J Sutton
Yraida Hernandez
Marcus I Lewis
Eloisa Corrine Arroyo
Edward J Delgadillo

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 15th of December 2022 and 22nd of December 2022 by Paramount-Jackson Self Storage, 7752 Jackson St Paramount, CA 90723 (562) 634-7233 12/15, 12/22/22 CNS-3651357#

THE PARAMOUNT JOURNAL
Paramount Journal
12/15, 22/2022-125899

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice of Intent to adopt a Mitigated Negative Declaration in compliance with Section 15072 of the California Environmental Quality Act (CEQA).

Project Title: Paramount UMC Mixed-Use Senior Assisted Living Facility (General Plan Amendment No. 22-1, Zone Change No. 239, Development Review Application No. 22:001, and Merger of Parcels)

N/A John Carver 562-220-2048

State Clearinghouse Number Lead Agency Contact Person Telephone Number

jcicarver@paramountcity.com

Email Address

Project Location: The 1.04 acre (45,500 square-feet) Project Site is located at 16635-16683 Paramount Boulevard in the City and comprises assessor parcel numbers (APNs) 7102-031-020, -021, -022, and 7102-031-024. The Project Site is located at the southwest corner of Paramount Boulevard and East 70th Street, which is the southern border for the City. The rear of the Project Site is bordered by a public alley, and the north property line bordered by a commercial property. State Route 91 is located less than 0.5 miles to the south, and to the west approximately two miles is the 710 freeway. The Project Site is currently developed with three vacant structures, a church complex totaling approximately 21,200 square-feet in size, a 2,200 square-foot auto garage, and a 2,500 square-foot commercial building.

Project Description: The Project includes the demolition and removal of the approximately 25,900 square-feet of existing buildings and associated hardscape from the Project Site and the development of an approximately 100,000 gross square-foot, three-story senior living facility to house up to 115 residents within 60 units. Units consist of seven independent living units, six of which will be income-restricted, and 15 single-occupancy and 38 double-occupancy assisted-living units. The ground floor will include office and administrative spaces for staff, as well as facilities for public or commercial use/rental including two retail suites, classrooms, a chapel, a community center/dining hall with full kitchen, and an outdoor patio. Upper floors will contain residential units and amenities, along with facility office space. The density of the project will be 57.7 dwelling units per acre.

Vehicular access to the Project Site would be provided by one access driveway on 70th Street and one located in the alley, replacing two existing driveway entries on Paramount Boulevard and one on 70th Street. The building will include an approximately 25,500 square-foot parking garage on the ground floor providing 67 parking spaces.

The Project's is expected to be operational by the 4th quarter of 2023, and construction will require the export of up to 2,847 cubic yards of soil from the site.

Initial Study: An Initial Study was prepared for the proposed project that evaluates the potential for the project to result in environmental effects. Based on the analysis provided within the Initial Study determined that with implementation of mitigation measures, the proposed project would not result in significant impacts on the environment. Therefore, a Mitigated Negative Declaration has been prepared.

Notice of Intent to Adopt: This is to notify the public and interested parties of the City of Paramount's intent to adopt a Mitigated Negative Declaration for the proposed project on January 24, 2023. The mandatory public review period began on **December 19, 2022 and concludes on January 9, 2023 at 5:00 p.m.** Copies of all relevant material including the project specifications and Mitigated Negative Declaration are available to the general public for review in the Planning Department at City Hall, 16400 Colorado Avenue, Paramount, CA 90723 and online at <https://www.paramountcity.com/government/planning-department/planning-division/environmental-documents>.

Please send your written comments, which must be received prior to the close of the public review period on January 9, 2023 at 5:00 p.m., to John Carver, Planning Director at jcicarver@paramountcity.com or the physical address shown above.

/s/ John Carver

Planning Director

Date: December 13, 2022

Paramount Journal 12/15/2022-125972

Publish your DBA with us and we will give you a 12" ad FREE for one week! A \$48 Value

THE PARAMOUNT JOURNAL
Paramount Journal
12/8, 15, 22/2022-125756

NOTICE OF TRUSTEE'S SALE TS No. CA-22-911424-AB Order No.: 02-22002104 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/22/2005. 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 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 duly appointed trustee. 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 amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS

THAN THE TOTAL AMOUNT DUE. Trustor(s): ANA L. RIVERA AND URBICIO JIMENEZ, WIFE AND HUSBAND AS JOINT TENANTS Recorded: 12/1/2005 as Instrument No. 05 2930951 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/5/2023 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766 Amount of unpaid balance and other charges: \$362,406.53 The purported property address is: 6463 SAN VICENTE STREET, PARAMOUNT, CA 90723 Assessor's Parcel No.: 6237-028-027 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 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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-911424-AB. 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 website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the

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Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-22-911424-AB ID-SPub #0182640 12/15/2022 12/22/2022 12/29/2022

Paramount Journal
12/15, 22, 29/2022-125796

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.storage-treasures.com by competitive bidding ending on **December 20, 2022, at 3:30pm.** Property has been stored and is located at A-1 Self Storage, **14908 Downey Ave., Paramount, CA 90723.** Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids. Property to be sold as follows: misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc.; belonging to the following:

Desiree Lowery
Gloria Carmona
Meredith Mauldin
Renee Howard
Jennifer M Maldonado
Hasseltean Hooker
Auction by StorageTreasures.com 800-213-4183

Paramount Journal
12/8, 15/2022-125667

Notice of Public Sale

Pursuant to the California Self Service Storage Facility Act (B&P Code 21700 ET seq.) The undersigned will sell at public auction on Thursday December 29, 2022 at 3:00 pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: The sale will take place online at www.selfstorageauction.com.

Tashawn Lynette Menefee
Darren A Defour
Benito A Rojas Melendez
John J Western
David L Thompson
Ashley E Peete
Marvena Moore
Martha E Ramirez Cruz
Joshua Moya
Hoen Antonio Navarro Morales
Carlos D Shanez
Rebecca Mares
Corina V Guerrero
Alexis M Luevano
Wyetta A Johnson
Carmen Graciela Ramirez
Gladys G Pereira
Cody R Jones
Stephanie M Larsen
Adrian Villafana
Andrea T Wallace
Elnora L Varner
Hazel M Johnson
Goldsberry
De Andre J Sutton
Yraida Hernandez
Marcus I Lewis
Eloisa Corrine Arroyo
Edward J Delgadillo

All sales are subject to prior cancellation. All terms, rules and regulations are available online at www.selfstorageauction.com. Dated this 15th of December 2022 and 22nd of December 2022 by Paramount-Jackson Self Storage, 7752 Jackson St Paramount, CA 90723 (562) 634-7233 12/15, 12/22/22 CNS-3651357#

THE PARAMOUNT JOURNAL
Paramount Journal
12/15, 22/2022-125899