

HOW TO LIVE UNITED: JOIN HANDS.

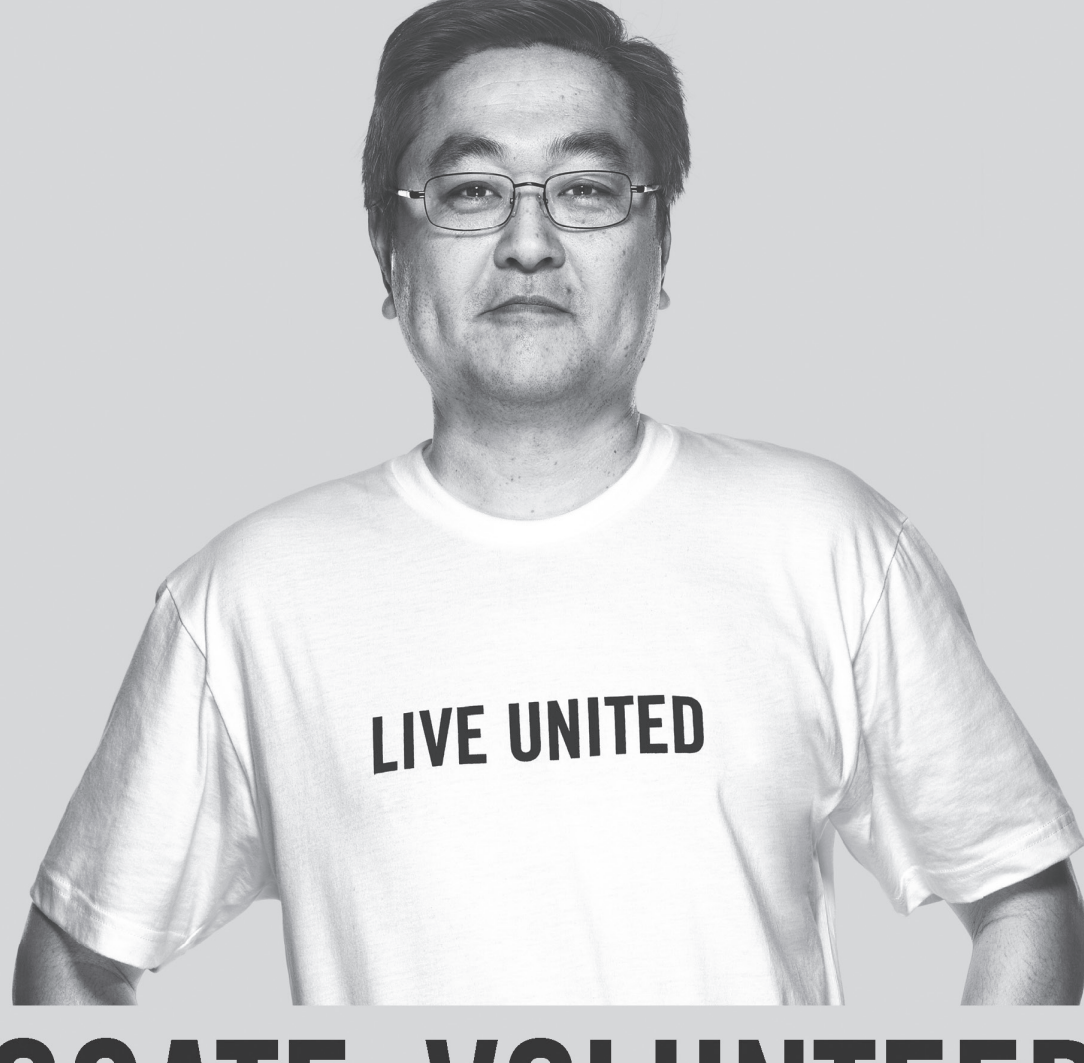
OPEN YOUR HEART.
LEND YOUR MUSCLE.
FIND YOUR VOICE.

GIVE AN HOUR.
GIVE A SATURDAY.

THINK OF WE BEFORE ME.
REACH OUT A HAND TO ONE AND

INFLUENCE

THE CONDITION OF ALL.



GIVE. ADVOCATE. VOLUNTEER.

LIVE UNITED™



Ad Council Want to make a difference? Help create opportunities for everyone in your community. United Way is creating real, lasting change where you live, by focusing on the building blocks of a better life—education, income and health. That's what it means to Live United. For more, visit LIVEUNITED.ORG.

Notices-Paramount
NOTICE OF PETITION TO ADMINISTER ESTATE OF: SHARON DEE RIDENOUR CASE NO. 22STPB08314
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SHARON DEE RIDENOUR.
A PETITION for Probate has been filed by: JOYCE LYNN HOWARD; RODNEY KENT SHAFER in the Superior Court of California, County of Los Angeles.
The Petition for Probate requests that JOYCE LYNN HOWARD; RODNEY KENT SHAFER 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.

Notices-Paramount
(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: **APRIL 10, 2023 at 8:30 AM, Dept. 44, 111 North Hill Street, 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 appear-

Notices-Paramount
ance 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 in-

Notices-Paramount
ventory 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 SHEPARD, 7755 CENTER AVENUE, SUITE 1100, HUNTINGTON BEACH, CA 92647. 714-372-2228
Paramount Journal 2/9,16,23/2023-127587
NOTICE OF TRUSTEE'S SALE TS No. CA-22-946281-AB Order No.: 220577344-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/8/2018. 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

Notices-Paramount
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 to 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) reason-

Notices-Paramount
ably 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): LARRY NEZHNI, A SINGLE MAN Recorded: 9/17/2018 as Instrument No. 20180952321 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 3/23/2023 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$275,171.25 The purported property address is: 7260 RICHFIELD ST 314, PARAMOUNT, CA 90723 Assessor's Parcel No.: 6241-021-076 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should under-

Notices-Paramount
stand 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

Notices-Paramount
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 800-280-2832 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-22-946281-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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-946281-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 com-

mon 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: 800-280-2832 Or Lo-

gin to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-22-946281-AB IDSPub #0183903 2/23/2023 3/2/2023 3/9/2023 **Paramount Journal 2/23, 3/2, 9/2023-127664**

SUMMONS
(Citacion Judicial)
CASE NUMBER: 22-CV-12649
(Numero del Caso)
NOTICE TO DEFENDANT:
ANTHONY RAYMOND & GALVANIZED STEEL SUPPLY INC, DOES 1-50
(Aviso Al Demandado):
YOU ARE BEING SUED BY PLAINTIFF: BRANDI FISCHER, MARTIN FISCHER through GUARDIAN AD LITEM MARTIN FISCHER
(Lo Esta Demandando El Demandante):
NOTICE! You have been sued. The court may decide against you without being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court

and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **AVISO!** Lo han demandado. Si no responde dentro de 30 dias, la corte pueda decidir en su contra sin escuchar su version. Les la informacion a continuacion. Tiene 30 DIAS DE CALENDARIO despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.courtinfo.ca.gov/selfhelp/espanol/), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, pueda llamar a un servicio de remision 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.courtinfo.ca.gov/selfhelp/espanol/) o poniendose 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 recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is: (El nombre y direccion de la corte es): AMADOR SUPERIOR COURT, 500 ARGONAUT LANE, JACKSON, CA 95642. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): JUSE REDKEY, 195841, REDKEY GORDON LAW CORP, 40 HANFORD STREET, SUITE B, SUTTER CREEK, CA 95685. (209) 267-1685 DATE (Fecha): 05/27/2022 Clerk (Secretario), by D. Harmon C. Templeton Deputy(Adjunto) NOTICE TO THE PERSON SERVED: You are served **Paramount Journal 2/16, 2/23, 3/2, 9/2023-127877**

The following person is doing business as: **FATBOYCUTS29**, 12720 ATLANTIC AVE., LYNWOOD, CA 90262. Registered Owners: URIEL ORDAZ HURTADO, 14106 ORIZABA AVE, PARAMOUNT, CA 90723. 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: URIEL ORDAZ HURTADO, OWNER. This statement was filed with the County Recorder Office: 02/06/2023. 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 2/16, 2/23, 3/2, 3/9/23-127870**

The following person is doing business as: **HELLO LILY EVENTS**, 4762 SNOWDEN AVE, LAKEWOOD, CA 90713. Registered Owners: ATILANO EVENTS & DESIGN LLC, 4762 SNOWDEN AVE, LAKEWOOD, CA 90713. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: 01/2023. Signed: LAURA ATILANO, MEMBER. This statement was filed with the County Recorder Office: 01/18/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

T.S. No.: 2022-01567-CA
A.P.N.: 6265-010-010
Property Address: 8148 EAST CENTURY BOULEVARD, PARAMOUNT, CA 90723

SALE
THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE
NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2022-01567-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 THE PERSON SERVED: You are served **Paramount Journal 2/16, 2/23, 3/2, 9/2023-127877**

The following person is doing business as: **BLVD COCKTAILS, b) BLVD. COCKTAILS**, 8410 E. ALONDRA BLVD., PARAMOUNT, CA 90723. Registered Owners: ACE CONSOLIDATED ENTERPRISES LLC., 8410 E. ALONDRA BLVD., PARAMOUNT, CA 90723. This business is conducted by: A LIMITED LIABILITY PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 05/2014. Signed: DUSTIN CABRERA, MANAGING MEMBER. This statement was filed with the County Recorder Office: 02/02/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

The following person is doing business as: **BLVD COCKTAILS, b) BLVD. COCKTAILS**, 8410 E. ALONDRA BLVD., PARAMOUNT, CA 90723. Registered Owners: ACE CONSOLIDATED ENTERPRISES LLC., 8410 E. ALONDRA BLVD., PARAMOUNT, CA 90723. This business is conducted by: A LIMITED LIABILITY PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 05/2014. Signed: DUSTIN CABRERA, MANAGING MEMBER. This statement was filed with the County Recorder Office: 02/02/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

The following person is doing business as: **INMOTION ARTS**, 7314 MADISON ST, PARAMOUNT, CA 90723. Registered Owners: INMOTION DESIGN INC., 7314 MADISON ST, PARAMOUNT, CA 90723. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 04/2013. Signed: EDWARD PINEDA-AKIONA, VICE PRESIDENT. This statement was filed with the County Recorder Office: 02/16/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

NOTICE OF TRUSTEE'S SALE
PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

NOTICE OF TRUSTEE'S SALE
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 this property.

Date: January 31, 2023
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <https://www.alisource.com/LoginPage.aspx>

The following person is doing business as: **HARRIS FINE ART ILLUSTRATIONS & SCULPTURE**, 813 N CULVER AVE, COMPTON, CA 90221. Registered Owners: RAYMOND HARRIS, 813 N CULVER AVE, COMPTON, CA 90221. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2023. Signed: RAYMOND HARRIS, OWNER. This statement was filed with the County Recorder Office: 1/17/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

The following person is doing business as: **UP-CYCLE IT NOW**, 260 MIRA MAR AVE., LONG BEACH, CA 90803. Registered Owners: JUST ALTERATIONS LLC., 260 MIRA MAR AVE., LONG BEACH, CA 90803. A I#ON 200913910233. This business is conducted by: A LIMITED LIABILITY PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: 04/2013. Signed: ELIZABETH BORDESSA, PRESIDENT. This statement was

The following person is doing business as: **INMOTION ARTS**, 7314 MADISON ST, PARAMOUNT, CA 90723. Registered Owners: INMOTION DESIGN INC., 7314 MADISON ST, PARAMOUNT, CA 90723. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 04/2013. Signed: EDWARD PINEDA-AKIONA, VICE PRESIDENT. This statement was filed with the County Recorder Office: 02/16/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

The following person is doing business as: **INMOTION ARTS**, 7314 MADISON ST, PARAMOUNT, CA 90723. Registered Owners: INMOTION DESIGN INC., 7314 MADISON ST, PARAMOUNT, CA 90723. This business is conducted by: CORPORATION. The date registrant started to transact business under the fictitious business name or names listed above: 04/2013. Signed: EDWARD PINEDA-AKIONA, VICE PRESIDENT. This statement was filed with the County Recorder Office: 02/16/2023. 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 2/16, 2/23, 3/2, 3/9/23-127876**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

More fully described in said Deed of Trust.

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 (866)-960-8299 or visit this Internet Web site <https://www.alisource.com/LoginPage.aspx> using the file number assigned to this case 2022-01567-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.

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FICTITIOUS BUSINESS NAME STATEMENT 2023-010710

FICTITIOUS BUSINESS NAME STATEMENT 2023-025010

FICTITIOUS BUSINESS NAME STATEMENT 2023-036595

NOTE: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created 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 a time of the initial publication of the Notice of Sale is: \$ 474,715.42.

Paramount Journal 2/9, 16, 23/2023-127547

Paramount Journal 2/9, 16, 23/2023-127547

FICTITIOUS BUSINESS NAME STATEMENT 2023-026867

FICTITIOUS BUSINESS NAME STATEMENT 2023-026867

FICTITIOUS BUSINESS NAME STATEMENT 2023-026867

FICTITIOUS BUSINESS NAME STATEMENT 2023-026625

Trustor: Genaro Vargas, A Married Man as His Sole and Separate Property
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 08/08/2006 as Instrument No. 06 1755017 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California.
Date of Sale: 03/28/2023 at 11:00 AM
Place of Sale: B E - HIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766

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.

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 474,715.42

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