

Notices-Paramount

T.S. No. 122460-CA
APN: 6237-002-012
NOTICE OF TRUST-
EE'S SALE IMPORTANT
NOTICE TO
PROPERTY OWNER:
YOU ARE IN DE-
FAULT UNDER A
DEED OF TRUST,
DATED 7/14/2016. UN-
LESS YOU TAKE AC-
TION TO PROTECT
YOUR PROPERTY, IT
MAY BE SOLD AT A
PUBLIC SALE. IF YOU
NEED AN EXPLANA-
TION OF THE
NATURE OF THE
PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. On
10/3/2024 at 9:00 AM,
CLEAR RECON
CORP, as duly appoint-
ed trustee under and
pursuant to Deed of

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Trust recorded
7/21/2016 as Instru-
ment No. 20160854998
of Official Records in
the office of the County
Recorder of Los
Angeles County, State
of CALIFORNIA ex-
ecuted by: LUISA
MEDINA DE DIOS, A
SINGLE WOMAN AND
DAVID CORRAL, A
SINGLE MAN 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 FEDER-
AL CREDIT UNION,
OR A CHECK DRAWN
BY A STATE OR FED-
ERAL SAVINGS AND

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LOAN ASSOCIATION,
SAVINGS ASSOCI-
ATION, OR SAVINGS
BANK SPECIFIED IN
SECTION 5102 OF
THE FINANCIAL
CODE AND AUTHOR-
IZED TO DO BUSI-
NESS IN THIS STATE;
VINEYARD BALL-
ROOM, DOUBLE-
TREE HOTEL LOS
ANGELES - NOR-
WALK, 13111 SYCA-
MORE DRIVE, NOR-
WALK, CA 90650 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 DE-
SCRIBED IN SAID
DEED OF TRUST. The
street address and oth-

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er common designa-
tion, if any, of the real
property described
above is purported to
be: 7046 SAN MAR-
CUS STREET, PARA-
MOUNT, CA 90723
The undersigned Trust-
ee disclaims any liabil-
ity for any incorrect-
ness of the street ad-
dress and other com-
mon designation, if
any, shown herein.
Said sale will be held,
but without covenant or
warranty, express or
implied, regarding title,
possession, condition,
or encumbrances, in-
cluding 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) se-

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cured by said Deed of
Trust. The total amount
of the unpaid balance
of the obligation se-
cured by the property
to be sold and reason-
able estimated costs,
expenses and ad-
vances at the time of
the initial publication of
the Notice of Sale is:
\$310,805.24 If the
Trustee is unable to
convey title for any
reason, the successful
bidder's sole and ex-
clusive remedy shall be
the return of monies
paid to the Trustee,
and the successful bid-
der shall have no fur-
ther recourse. The be-
neficiary under said
Deed of Trust hereto-
fore executed and de-
livered to the under-
signed a written De-

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claration of Default and
Demand for Sale, and
a written Notice of De-
fault 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 POTEN-
TIAL BIDDERS: If you
are considering bid-
ding on this property li-
en, you should under-
stand that there are
risks involved in bid-
ding at a trustee auc-
tion. You will be bid-
ding on a lien, not on
the property itself. Pla-
cing the highest bid at
a trustee auction does
not automatically en-
title you to free and
clear ownership of the

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property. You should
also be aware that the
lien being auctioned off
may be a junior lien. If
you are the highest bid-
der at the auction, you
are or may be responsi-
ble for paying off all li-
ens senior to the lien
being auctioned off, be-
fore you can receive
clear title to the prop-
erty. You are encour-
aged to investigate the
existence, priority, and
size of outstanding li-
ens that may exist on
this property by con-
tacting the county re-
corder'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

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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, pur-
suant to Section 2924g
of the California Civil
Code. The law re-
quires that information
about trustee sale post-
ponements be made
available to you and to
the public, as a cour-
tesy 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) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 122460-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 Website. 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 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 122460-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: (800) 280-2832 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **Paramount Journal 8/29,9/5,12/24-144947**

NOTICE OF PETITION TO ADMINISTER ESTATE OF ESTEBAN G. PUGA aka ESTEBAN PUGA GARCIA, ESTEBAN PUGA
Case No. 24STPB09314
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ESTEBAN G. PUGA aka ESTEBAN

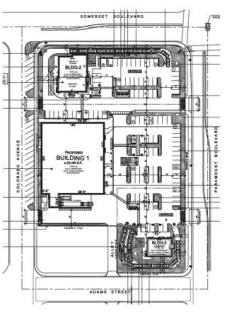
PUGA GARCIA, ESTEBAN PUGA A PETITION FOR PROBATE has been filed by Esther Lourdes Chavez in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Esther Lourdes Chavez be appointed as personal representative to administer the estate of the decedent. THE PETITION 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 on Sept. 16, 2024 at 8:30 AM in Dept. No. 67 located at 111 N. Hill St., Los Angeles, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at

the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

clerk. Attorney for petitioner: PAUL HORN ESQ SBN 243227 PAUL HORN LAW GROUP PC 11404 SOUTH STREET CERRITOS CA 90703 CN109684 PUGA Aug 29, Sep 5,12, 2024 **Paramount Journal 8/29,9/5,12/2024-144639**

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 on Sept. 24, 2024 at 8:30 AM in Dept. No. 79 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

CITY OF PARAMOUNT
NOTICE OF PUBLIC HEARING
NOTICE OF ZONE CHANGE



The proposed project involves the zone change for the redevelopment of the 3.3-acre former Lindsay Lumber property at the southwest corner of Paramount Boulevard and Somerset Boulevard. The Project proposes three commercial buildings separated into three lots. The commercial buildings include a retail building (Building 1: Sprouts Market), a two-tenant drive-thru restaurant building [Building 2: Tenant A, Panera Bread (with drive-thru) and Tenant B, pending tenant (no drive-thru)], and a coffee shop with drive-thru (Building 3, Starbucks). The drive-thru restaurants include outdoor dining space. Proposed buildings would be single-story and have a maximum height of 37 feet. A total of 133 parking stalls would be provided including eight Americans with Disabilities Act (ADA) spaces, four electric/clean air vehicle spaces, and 24 street parking spaces (Colorado Avenue). Access to the site would be provided by four 28 to 30-foot-wide driveways, including two along Colorado Avenue and two along Paramount Boulevard. Additional access would be provided by an existing alley connecting to Adams Street.

NOTICE IS HEREBY GIVEN that the City of Paramount will hold a Public Hearing to consider the following:

TIME/PLACE Tuesday, September 10, 2024 at 6 p.m.
OF HEARING: Paramount City Hall - Council Chamber
16400 Colorado Avenue, Paramount, CA 90723

Below is a summary of the details:

REQUEST: Notice of Paramount Gateway, LLC project (Ordinance No. 1189/Zone Change No. 244); a request to change the official Zoning Map from PD-PS (Planned Development with Performance Standards)/lumber yard and hardware store to PD-PS/commercial to allow a supermarket and three restaurants

LOCATION: 15101 Paramount Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration pursuant to California Environmental Quality Act (CEQA) Guidelines will be considered.

ALL INTERESTED PERSONS are invited to participate in said Public Hearing to express their opinion about this matter. Provide comments orally, in writing, or via email to crequest@paramountcity.com. Emails must be received by 5:45 p.m. on Tuesday, September 10, 2024. Additional options for public participation may be provided at the time the agenda is posted.

IN COMPLIANCE with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to the meeting.

IF YOU CHALLENGE the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Paramount at, or prior to, the public hearing.

Any written correspondence regarding this matter should be delivered or mailed to the City Clerk, City Hall, 16400 Colorado Avenue, Paramount, California. **For information, please contact the project planner, John King, at 562-220-2036 or jkings@paramountcity.com.**

NOTICE OF PUBLIC HEARING
NOTICE OF DEVELOPMENT AGREEMENT



The owner of a vacant property north of Rosecrans Avenue, east of the 710-freeway, and west of the Los Angeles River is applying to construct, install, and operate a freeway-oriented digital billboard. The owner intends to consider offers from billboard companies to construct the billboard. City regulations require an applicant to submit a proposed development agreement for City Council review and possible approval. The proposed agreement includes provisions for lighting, maintenance, fencing, promotion of City events, revenue share, and digital sign content limitations and prohibitions.

NOTICE IS HEREBY GIVEN that the City of Paramount will hold a Public Hearing to consider the following:

TIME/PLACE Tuesday, September 10, 2024 at 6 p.m.
OF HEARING: Paramount City Hall - Council Chamber
16400 Colorado Avenue, Paramount, CA 90723

Below is a summary of the details:

REQUEST: Notice of Ordinance No. 1177/Development Agreement No. 23-01; a request for a development agreement with the City of Paramount for a digital billboard on vacant land north of Rosecrans Avenue, between the Los Angeles River and 710-Freeway.

LOCATION: Assessor Parcel Number 6236-035-013 in the M-2 (Heavy Manufacturing) zone

ENVIRONMENTAL STATUS: This project is a Class 3 (new construction or conversion of small structures) Categorical Exemption pursuant to Article 19, Section 15303 of California Environmental Quality Act (CEQA) Guidelines.

ALL INTERESTED PERSONS are invited to participate in said Public Hearing to express their opinion about this matter. Provide comments orally, in writing, or via email to crequest@paramountcity.com. Emails must be received by 5:45 p.m. on Tuesday, September 10, 2024. Additional options for public participation may be provided at the time the agenda is posted.

IN COMPLIANCE with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (562) 220-2220 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to the meeting.

IF YOU CHALLENGE the resolution or ordinance in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Paramount at, or prior to, the public hearing.

Any written correspondence regarding this matter should be delivered or mailed to the City Clerk, City Hall, 16400 Colorado Avenue, Paramount, California. **For information, please contact the project planner, John King, at 562-220-2036 or jkings@paramountcity.com.**

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES CLINTON SHAFF aka JAMES C. SHAFF aka JAMES SHAF aka JIM SHAFF
Case No. 24STPB09593
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of JAMES CLINTON SHAFF aka JAMES C. SHAFF aka JAMES SHAF aka JIM SHAFF A PETITION FOR PROBATE has been filed by Susan M Durham and Sally N Shaff in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Susan M Durham and Sally N Shaff 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.

AYES: Councilmembers Aguayo, Olmos, Cuellar Stallings; Vice Mayor Lemons
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

A copy of the complete ordinance is available in the City Clerk's office at City Hall, 16400 Colorado Avenue, Paramount, California 90723.

For more information, contact Heidi Luce, City Clerk at (562) 220-2220.

Heidi Luce
City Clerk
Paramount Journal 8/29/2024-145640

CITY OF PARAMOUNT
LOS ANGELES COUNTY, CALIFORNIA
ORDINANCE SUMMARY OF ORDINANCE NO. 1188

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARAMOUNT, APPROVING ZONING ORDINANCE TEXT AMENDMENT NO. 34, AMENDING SECTION 17.32.050(A), SECTION 17.32.050(F), SECTION 17.36.050(A) AND SECTION 17.36.050(F) OF THE PARAMOUNT MUNICIPAL CODE, REVISING REGULATIONS FOR MANUFACTURING BUSINESSES CITY-WIDE IN THE M-1 (LIGHT MANUFACTURING) AND M-2 (HEAVY MANUFACTURING) ZONES IN THE CITY OF PARAMOUNT

On August 27, 2024, the Paramount City Council voted to introduce Ordinance No. 1188 as amended, Approving Zoning Ordinance Text Amendment No. 34, Amending Section 17.32.050(A), Section 17.32.050(F), Section 17.36.050(A) And Section 17.36.050(F) of the Paramount Municipal Code, revising regulations for manufacturing businesses citywide in the M-1 (Light Manufacturing) and M-2 (Heavy Manufacturing) Zones in the City of Paramount to establish requirements ensuring that metal manufacturing business operations openly and transparently inform the public of business operations and practice.

The City Council of the City of Paramount, on the 27th day of August 2024, read by title only and introduced Ordinance No. 1188 by the following roll call vote:

AYES: Councilmembers Aguayo, Olmos, Cuellar Stallings; and Vice Mayor Lemons.
NOES: None
ABSENT: Mayor Delgadillo
ABSTAIN: None

Ordinance No. 1188 will be considered for adoption at the City Council meeting of September 10, 2024. Copies of the complete ordinance are available in the City Clerk's office at City Hall, 16400 Colorado Avenue, Paramount, California, 90723.

For more information, contact John King, Interim Planning Director at (562) 220-2049.

