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<p>FICTITIOUS BUSINESS NAME STATEMENT 2025-119409</p> <p>The following person is doing business as: MY-ELIN AI, 80 W SIERRA MADRE BLVD # 262, SIERRA MADRE, CA 91024. Registered Owners: ADAM LICHTL, 80 W SIERRA MADRE BLVD #262, SIERRA MADRE, CA 91024. 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: ADAM LICHTL, OWNER. This statement was filed with the County Recorder Office: 6/11/2025. 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 State-</p>	<p>ment 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 6/26,7/3,10,17/25-154335</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025-101314</p> <p>The following person is doing business as: LA PAZ GEROPSYCHI-ATRIC CENTER, 8835 VANS STREET, PARAMOUNT, CA 90723. Registered Owners: TELECARE CORPORATION, 1080 MARINA VILLAGE PARKWAY, SUITE 100, ALAMEDA, CA 94501. This business is conducted by: CORPORATION. The date registrant started to transact business un-</p>	<p>der the fictitious business name or names listed above: 05/1986. Signed: TRISHA NIE-MUTH, CFO. This statement was filed with the County Recorder Office: 5/16/2025. 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 6/26,7/3,10,17/25-154431</p> <p>FICTITIOUS BUSINESS NAME STATEMENT 2025-113515</p> <p>The following person is</p>	<p>doing business as: DMC STRATEGIES, 616 S HOLLY AVE, COMPTON, CA 90221. Registered Owners: DIANA MORALES CALDERON, 616 S HOLLY 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: 06/2025. Signed: DIANA MORALES CALDERON, OWNER. This statement was filed with the County Recorder Office: 6/04/2025. 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,</p>	<p>state or common law (see Section 14411 et.seq., Business and Professions Code). Paramount Journal 7/10,17,24,31/25-154763</p> <p>Notices-Paramount</p> <p>NOTICE OF PETITION TO ADMINISTER ESTATE OF: SANDY CHARLOTTE HINES CASE NO. 25STPB07477</p> <p>To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SANDY CHARLOTTE HINES. A PETITION FOR PROBATE has been filed by FRANK ORTEGA YRIGOLLEN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that FRANK ORTEGA YRIGOLLEN be appointed as personal representative to ad-</p>	<p>minister 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: 08/01/25 at 8:30AM in Dept. 44 located at 111 N. HILL ST., LOS ANGELES, CA 90012</p>	<p>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 con-</p>	<p>sult 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 ST. CERRITOS CA 90703 Telephone (800) 380-7076 BSC 227087 7/10, 7/17, 7/24/25 CNS-3944944# THE PARAMOUNT JOURNAL Paramount Journal 7/10,17,24/2025-154711</p>

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: WALTER ALEXANDER MENJIVAR
CASE NO. 25STPB07456
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WALTER ALEXANDER MENJIVAR, A PETITION FOR PROBATE has been filed by JUAN F. MENJIVAR in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JUAN F. MENJIVAR 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

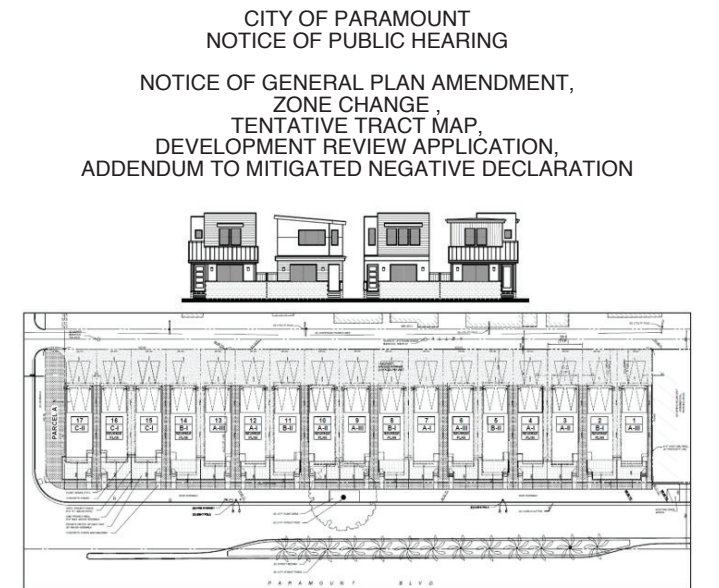
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objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 07/31/25 at 8:30AM in Dept. 99 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT 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 CHRISTINA E. GENTILINI - SBN 273279 WILLIAMSON & GENTILINI 1945 PALO VERDE AVE., STE. 101 LONG BEACH CA 90815 Telephone (562) 431-1956 7/10, 7/17, 7/24/25 **CNS-3945137#**

THE PARAMOUNT JOURNAL
Paramount Journal 7/10, 17, 24/2025-154733
T.S. No.: 2024-12337-CA APN: 6270-029-009Property Address: 15509 BIXLER AVENUE, PARAMOUNT, CA 90723NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/9/2022. 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. 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, interest thereon, 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. Trustor: Dagmar Mayberry, a single womanDuly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 6/15/2022 as Instrument No. 20220630562 in Book -- Page -- of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 8/7/2025 at 10:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, P o m o n a , C A 91766Amount of unpaid balance and other charges: \$535,104.04 Street Address or other common designation of real property: 15509 BIXLER AVENUE PARAMOUNT, CA 90723A.P.N.: 6270-029-009The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation above. If no street address or other common designation is

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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.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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com , using the file number assigned to this case 2024-12337-CA. In-

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formation 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 TENANTS: 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com , using the file number assigned to this case 2024-12337-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. Date: 7/11/2025 Nestor Solutions, LLC 214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Amanda Guillen, Trustee Sale Officer EPP 44456 Pub Dates 07/17, 07/24, 07/31/2025 **Paramount Journal 7/17, 24, 31/2024-154914**

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CITY OF PARAMOUNT
16400 COLORADO AVENUE
PARAMOUNT, CALIFORNIA
(562) 220-2027
crequest@paramountcity.com
PUBLIC NOTICE
UNCLAIMED PROPERTY HELD BY THE CITY OF PARAMOUNT
NOTICE IS HEREBY GIVEN that the City of Paramount has been holding unclaimed funds totaling \$5,221.63 for three (3) years or more in the City's funds as follows:
\$3,114.39 General Fund
\$220.00 Special Revenue Fund
\$1,887.24 Water Fund
Pursuant to California Government Code Sections 50050-50057, unclaimed funds in the amount of \$15.00 or more will become the property of the City of Paramount not less than forty-five (45) days, or more than sixty (60) days after the first publication of this notice.
A detailed list of unclaimed funds is available for public viewing at the City Clerk's office at 16400 Colorado Avenue, Paramount or on the City's website at www.paramountcity.gov/government/departments/finance/unclaimed-money/
If your name appears on the list and you wish to claim such funds, please submit the online property claim form located at <https://www.paramountcity.gov/government/departments/finance/unclaimed-money/>
Claim forms must be received no later than 5:30 pm on Friday, September 12, 2025.
Paramount Journal 7/17, 24/2025-154985



The City is considering a request by the applicant, Gold Key Development, Inc. to allow the construction of 17 single-family residential dwelling units ranging in size from 1,707 square feet to 1,777 square feet across three lots totaling 45,302 square feet located at 16635, 16675 and 16683 Paramount Boulevard. The City will also consider an update to a previously approved environmental report for the project.

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

TIME/PLACE Wednesday, August 6, 2025, 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 General Plan Amendment No. 25-2, Zone Change No. 252, Tentative Tract Map No. 084854, and Development Review Application No. 25:004; (A) recommending that the City Council (1) change the General Plan Land Use Designation of the project site from Mixed-Use Commercial and Senior Assisted/Independent Living Facility to Mixed-Use Commercial and Multiple-Family Residential; (2) change the official Zoning Map from Planned Development with Performance Standards (PD-PS)/Mixed-Use Commercial and Senior Assisted/Independent Living Facility to PD-PS/Multi-Family Residential; (3) subdivide the existing 45,302 square feet (1.04-acres) into 17 lots to allow the construction of 17 new single-family residential dwelling units ranging in size from 1,707 square feet to 1,777 square feet; and (B) approve a Development Review Application to allow the construction of 17 single-family residential dwelling units on a 1.04-acre property located at 16635, 16675 and 16683 Paramount Boulevard.

LOCATION: West of Paramount Boulevard between Harrison Street and 70th Street identified as 16635, 16675 and 16683 Paramount Boulevard (APNs: 710-203-1020, -1021, -1024).

ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) Section 15164 (Addendum to an EIR or Negative Declaration), an addendum to the adopted Mitigated Negative Declaration (2023) has been prepared. None of the conditions identified in Section 15162 (Subsequent EIRs and Negative Declarations) have occurred requiring preparation of a Subsequent Negative Declaration.

The mitigated declaration and addendum for the proposed project are available for review online on the Planning and Building Department website at <https://www.paramountcity.gov/government/departments/planning-department/environmental-documents/>

ALL INTERESTED PERSONS are invited to participate in said Public Hearing to express their opinion about this matter. Comments may be provided orally, in writing, including by email to planning@paramountcity.gov. Written comments other than email must be received at or by the time of the hearing on Wednesday, August 6, 2025. Email public comments must be received 15 minutes prior to the start of the meeting to confirm the emailed comments are received for the item.

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 conditional use permit 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, Monica Rodriguez, at 562-220-2048 or mmrodriguez@paramountcity.gov.**

Biana Salgado
Administrative Assistant
Paramount Journal 7/17/2025-154965

CITY OF PARAMOUNT
NOTICE OF PUBLIC HEARING
NOTICE OF DEVELOPMENT REVIEW BOARD



Stater Bros. Markets has operated in the city for over 20 years as a local grocery store. The business is proposing exterior improvements to modernize the building's appearance and enhance its overall visual presentation.

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

TIME/PLACE Wednesday, August 6, 2025, 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 Development Review Application No. 25:006; to approve the proposed exterior remodel of an existing square foot grocery store building and a reduction of the building floor area by 400 square feet.

LOCATION: 8640 Alondra Boulevard in the PD-PS (Planned Development with Performance Standards) zone.

ENVIRONMENTAL STATUS: This project is a Class 1 (minor operation/alteration of existing private structure) Categorical Exemption pursuant to Article 19, Section 15301 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. Comments may be provided orally or in writing, including by email to planning@paramountcity.gov. Written comments other than email comments must be received at or by the time of the hearing on Wednesday, August 6, 2025. Email public comments must be received 15 minutes prior to the start of the meeting to confirm the emailed comments are received for the item.

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 development review application 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, Leslie Corrales, at 562-220-2059 or lcorrales@paramountcity.gov.**

Biana Salgado
Administrative Assistant
Paramount Journal 7/17/2025-154966