



NOTICES-PARAMOUNT

ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25LBCP00421

TO ALL INTERESTED
PERSONS: Petitioner:
JUAN RODRIGUES
filed a petition with this
court for a decree
changing names as fol-
lows: a) JUAN
RODRIGUES to JUAN
RODRIGUEZ, b)
MICHELLE ALE-
JANDRA RODRIG-
UES to MICHELLE

T.S. No.: 2025-00830-
CA

A.P.N.:6270-034-007
Property Address: 15344
BIXLER AVENUE, PARA-
MOUNT, CA 90723

NOTICE OF TRUSTEE'S
SALE

PURSUANT TO CIVIL
CODE § 2923.3(a) and (d),
THE SUMMARY OF IN-
FORMATION REFERRED
TO BELOW IS NOT AT-
TACHED TO THE RE-
CORDED COPY OF THIS
DOCUMENT BUT ONLY
TO THE COPIES PROVID-
ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-
MARY OF THE INFORMAT-
ION IN THIS DOCUMENT
ATTACHED

注：本文件包含一个信息
摘要
참고사항: 본 청부 문서에
정보 요약서가 있습니다

NOTA: SE ADJUNTA UN
RESUMEN DE LA INFOR-
MACIÓN DE ESTE DOCU-
MENTO

TALA: MAYROONG BUOD
NG IMPORMASYON SA
DOKUMENTONG ITO NA
NAKALAKIP

LƯU Ý: KEM THEO ĐÂY
LA BẢN TRÌNH BÀY TÓM
LƯỢC VỀ THÔNG TIN
TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO
PROPERTY OWNER:
YOU ARE IN DEFAULT UNDER
A DEED OF TRUST
DATED 08/22/2006. UN-
LESS YOU TAKE ACTION
TO PROTECT YOUR
PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE.
IF YOU NEED AN EXPLA-
NATION OF THE NATURE
OF THE PROCEEDING
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER.

Trustor: Felix Valdelamar
and Martha Valdelamar,
Husband and wife, as Joint
Tenants

Duly Appointed Trustee:
Western Progressive, LLC
Deed of Trust Recorded
09/05/2006 as Instrument
No. 06 1965465 in book
---, page--- and of Official
Records in the office of the
Recorder of Los Angeles
County, California,
Date of Sale: 12/11/2025 at
09:00 AM

Place of Sale: VINE-
YARD BALLROOM, DOU-
BLETREE HOTEL LOS
ANGELES-NORWALK,
13111 SYCAMORE DRIVE,
NORWALK, CA 90650

Estimated amount of un-
paid balance, reasonably
estimated costs and other
charges: \$ 764,625.78

NOTICE OF TRUSTEE'S
SALE

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A L E J A N D R A
RODRIGUEZ, c) JUAN
RODRIGUES JR. to
JUAN RODRIGUEZ
JR., d) MATTEO
RODRIGUES to MAT-
TEO RODRIGUEZ, e)
FERNANDA RODRIG-
UES to FERNANDA
RODRIGUEZ. The
Court Orders that all
persons interested in
this matter shall ap-
pear before this court
at the hearing indic-
ated below to show
cause, if any, why the
petition for change of
name should not be
granted. Any person

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objecting to the name
changes described
above must file a writ-
ten objection that in-
cludes the reasons for
the objection at least
two court days before
the matter is sched-
uled to be heard and
must appear at the
hearing to show cause
why the petition should
not be granted. If no
written objection is
timely filed, the court
may grant the petition
without a hearing.
NOTICE OF HEARING
DECEMBER 05, 2025
8:30 a.m., Dept 27

NOTICES-PARAMOUNT

Los Angeles Superior
Court
275 Magnolia Ave
Long Beach, CA 90802
A copy of this Order to
Show Cause shall be
published at least once
each week for four suc-
cessive weeks prior to
the date set for hear-
ing on the petition in
the following newspa-
per of general circula-
tion, printed in this
county: Paramount
Journal
DATE: 10/17/2025
Judge Mark C. Kim
Judge of the
Superior Court

NOTICES-PARAMOUNT

Paramount Journal
10/23,30,11/6,13/2025-
157622

FBN NOTICES-PARAMOUNT

FICTITIOUS
BUSINESS NAME
STATEMENT

FBN NOTICES-PARAMOUNT

2025-213584
The following person is
doing business as: AS-
TUTE PEST SOLU-

FBN NOTICES-PARAMOUNT

TIONS, 8215 WIL-
BARN ST, PARA-
MOUNT, CA 90723.
Registered Owners:
ANDRES O HER-
RERA, 8215 WIL-
BARN ST, PARA-
MOUNT, CA 90723.
This business is con-
ducted by: INDIVIDU-
AL. The date registrant
started to transact busi-
ness under the ficti-
tious business name or
names listed above:
N/A. Signed: ANDRES
O HERRERA, OWN-
ER. This statement
was filed with the
County Recorder Of-
fice: 10/10/2025. No-
tice — This Fictitious
Name Statement ex-
pires 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 Ficti-
tious 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
10/23,30,11/6,13/25-
157672

FBN NOTICES-PARAMOUNT

FICTITIOUS
BUSINESS NAME
STATEMENT
2025-240417

FBN NOTICES-PARAMOUNT

The following person is
doing business as: a)
PLAYFIELD BOOK
C O M P A N Y b)
SCOOBSTORIES,
25725 WAGNER WAY
UNIT E, STEVENSON
RANCH, CA 91381.
Registered Owners:
SCOOB GOLF COR-
PORATION, 25725
WAGNER WAY UNIT
E, STEVENSON
RANCH, CA 91381.
This business is con-
ducted by: CORPORA-
TION. The date regis-
trant started to trans-
act business under the
fictitious business
name or names listed
above: 09/2025.
Signed: PATRICK
MADDOX, PRESID-
ENT. This statement
was filed with the
County Recorder Of-
fice: 10/23/2025. No-
tice — This Fictitious
Name Statement ex-
pires 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 Ficti-
tious 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
10/30,11/6,13,20/25-
157815

NOTICE OF TRUSTEE'S
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 FEDER-
AL CREDIT UNION, OR
A CHECK DRAWN BY A
STATE OR FEDERAL SAV-
INGS AND LOAN ASSO-
CIATION, A SAVINGS AS-
SOCIATION OR SAVINGS
BANK SPECIFIED IN SEC-
TION 5102 OF THE FINAN-
CIAL CODE AND AUTHO-
RIZED TO DO BUSINESS
IN THIS STATE:

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

More fully described in said
Deed of Trust.

Street Address or other
common designation of real
property: 15344 BIXLER
AVENUE, PARAMOUNT,
CA 90723
A.P.N.: 6270-034-007

The undersigned Trustee
disclaims any liability for any
incorrectness of the street
address or other common
designation, if any, shown
above.

The sale will be made, but
without covenant or war-
ranty, 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 rea-
sonable estimated costs, ex-
penses and advances at the
time of the initial publication
of the Notice of Sale is:
\$ 764,625.78.

Note: Because the Ben-
eficiary 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.

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 suc-
cessful bidder shall have no
further recourse.

The beneficiary of the Deed
of Trust has executed and
delivered to the undersigned

NOTICE OF TRUSTEE'S
SALE

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SALE

NOTICE TO TENANT: You
may have a right to pur-
chase this property after the
trustee auction, if conducted
after January 1, 2021, pur-
suant 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 exercis-
ing this right of purchase.
First, 48 hours after the date
of the trustee sale, you can
call (855)-976-3916, or visit
this internet website [https://
tracker.auction.com/sb1079](https://tracker.auction.com/sb1079),
using the file number as-
signed to this case 2025-
00830-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. Sec-
ond, you must send a written
notice of intent to place a bid
so that the trustee receives
it no more than 15 days af-
ter the trustee's sale. Third,
you must submit a bid, by
remitting the funds and af-
fidavit described in Section
2924m(c) of the Civil Code,
so that the trustee receives
it no more than 45 days af-
ter the trustee's sale. If you
think you may qualify as an
"eligible tenant buyer" or
"eligible bidder," you should
consider contacting an attor-
ney or appropriate real es-
tate professional immediat-
ely for advice regarding this
potential right to purchase.

Date: October 29, 2025
Western Progressive, LLC,
as Trustee for beneficiary
C/o 1500 Palma Drive, Suite
238
Ventura, CA 93003
Sale Information Line: (866)
960-8299 [https://www.alti-
source.com/loginpage.aspx](https://www.alti-source.com/loginpage.aspx)

Trustee Sale

Assistant

**This address must be used
for the required delivery by
certified or overnight mail of
postponement requests as
specified pursuant to Civil
Code section 2924f(e).

Paramount Journal
11/6,13,20/2025-158071

EVERY NEIGHBORHOOD HAS A

Naturehood

DiscoverTheForest.org

Ad Council