

Notice of Sale of Real Property at Private Sale Case No. 25STPB09646

In the Superior Court of the State of California, for the County of Los Angeles

In the Matter of the Estate of CAROL SIMPSON, deceased. Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after 12/04/2025 at the office of JOHN J. DONAHUE APLC all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain Real property, situated in the City of PARAMOUNT, County of LOS ANGELES, State of California, particularly described as follows:

Parcel 1: Lot 1 in Block 83 in Town of Clearwater, as per map recorded in Book 19, Pages 51-54 of Miscellaneous Maps, in the office of the county recorder of said county. EXCEPT therefrom the Southerly 50 feet and EXCEPT the westerly 70 feet thereof. Parcel 2: An easement over the Easterly 10 feet of Lots 1-6 inclusive and the West 10 feet of Lots 7-12 inclusive in said Block and EXCEPT therefrom the portion included within the lines of Parcel No. 1. A.P.N. 7103-020-022 More commonly known

as: 16403 PARKSHIRE COURT, PARAMOUNT, CA 90723

Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Five percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Dated: Nov. 13, 2025
/s/ CLARENCE E SIMPSON
Personal Representative of the Estate Attorney(s) at Law: John Donahue, Esq.

John J. Donahue, APLC

12121 Wilshire Blvd.,

Suite 810

Los Angeles, CA

90025

Tel: 310-564-6084

Paramount Journal

11/20,27,12/4,11/25-

158483

FICTITIOUS BUSINESS NAME STATEMENT 2025-210855

The following person is doing business as: LUMINA ELECTRIC, 15323 GARFIELD AVE UNIT B, PARAMOUNT, CA 90723. AI #ON 201601110298. Registered Owners: CYANTEK LED LIGHTING LLC, 15323 GARFIELD AVE UNIT B, PARAMOUNT, CA 90723. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business

JASMINE LOSEY, MANAGING MEMBER.

This statement was filed with the County Recorder Office: 11/13/2025. 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

11/20,27,12/4,11/25-

158483

Notices-Paramount

T.S. No.: 250805645

Notice of Trustee's Sale

Loan No.: MC 11744-H

Order No.: 2676784CAD

APN: 6270-014-031

Property Address: 15526

Vermont Avenue

Paramount, CA 90723

You Are In Default Under A

Deed Of Trust Dated

10/13/2020. 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 Con-

tact A Lawyer. A public

auction sale to the

highest bidder for cash-

ier's check drawn on a

state or national bank,

cashier's check drawn by

a state or federal credit

union, or a cash-

ier's 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, 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. No cashier's checks older than 60 days from the day of sale will be accepted.

Trustor: Adam Martinez, an unmarried man Duly Appointed Trustee: Property Guarantee Company, Inc., California Corporation Recorded 10/16/2020 as Instrument No. 20201287132 in book N/A, page N/A, of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale:

12/18/2025 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA

Amount of unpaid balance and other charges: \$420,488.87 Street Address or other common designation of real property: 15526 Vermont Avenue Paramount, CA 90723 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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. 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 prop-

erty. 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 mortgagor, 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 (877) 440-4460 or visit this Internet website www.mkconsultantsinc.com, using the file number assigned to this case 250805645 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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

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 may be able to 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) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 250805645 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 11/19/2025 Property: Guarantee Company, Inc., by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description: Parcel 2 Of Parcel Map No. 8877, In The City Of Paramount, County Of Los Angeles, State Of California, As Per Map Recorded In Book 92 Page(S) 6 Of Parcel Maps, In The Office Of The County Recorder Of Said County. Paramount Journal 11/27,12/4,11/2025-158643

NOTICE OF PUBLIC SALES: The following self-storage unit contents containing freestanding shelves (metal and heavy duty plastic), cube shelves, wooden bar stools, floor lamps, 30+ black cushioned chairs, steamer, 20+ black/yellow tote bins, metal frame holders, large whiteboard, black fold-up chairs, a hand truck, partitions, multiple patio umbrellas, and other miscellaneous supplies (Unit W1) will be sold via online public auction to satisfy a lien on Mon 12/1/25 at 11 am and close on Monday 12/8/25 @ 11 am. Unit W1, Verb, LLC. Located at 5625 Firestone Blvd, South Gate, CA 90280. Auction will take place online at: www.storagetreasures.com. Paramount Journal 11/20,27/2025-158450



When Was Your Last HVAC Tune-Up?
Schedule Soon & Save Up to \$2000!



\$49

Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.001. Offer expires 3/31/2026. License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

SAVE UP TO \$2000

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Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$0.001. Offer expires 3/31/2026. License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"



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