

Notices-Paramount
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 I 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 Southernly 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

CITY OF PARAMOUNT
NOTICE OF PUBLIC HEARING

NOTICE OF RESOLUTION APPROVING COMMERCIAL DESIGN GUIDELINES
AND ORDINANCE/ZONING ORDINANCE TEXT AMENDMENT

The City of Paramount is updating its commercial design guidelines for how new buildings and remodels should look like. The old architectural guidelines will be replaced with new guidelines that will apply to commercial areas in the city.

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

TIME/PLACE Tuesday, December 16, 2025, at 6 p.m.
OF HEARING: Paramount City Council Chamber, Paramount City Hall
16400 Colorado Avenue, Paramount, CA 90723

Below is a summary of the details:

REQUEST: Notice of Resolution No. 25:043 and Ordinance No. 1213/Zoning Ordinance Text Amendment No. 37; approving Commercial Design Guidelines; and approving the replacement of the architectural guidelines of the C-3 (General Commercial) zone with the Commercial Design Guidelines and establishing required Commercial Design Guidelines for the C-M (Commercial-Manufacturing) zone.

LOCATION: Citywide

ENVIRONMENTAL STATUS: This project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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 crequest@paramountcity.gov. Written comments other than email must be received at or by the time of the hearing on Tuesday, December 16, 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 ordinance for the zone change 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, Ivan Reyes, at 562-220-2060 or ireyes@paramountcity.com.**

Heidi Luce
City Clerk
Paramount Journal 12/4/2025-158980

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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 11/20,27,12/4/25-158413

T.S. No.: 250805645
Notice of Trustee's Sale
Loan No.: MC 11744-H
Order No. 2676784
CAD 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 Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section

CITY OF PARAMOUNT
NOTICE OF PUBLIC HEARING

NOTICE OF ORDINANCE/ZONING ORDINANCE TEXT AMENDMENT

Short-term housing rentals are prohibited in the City of Paramount. The City is considering an ordinance that would more directly prohibit short-term rentals citywide.

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

TIME/PLACE Tuesday, December 16, 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 Ordinance No. 1211/Zoning Ordinance Text Amendment No. 39; approving an ordinance prohibiting short-term rentals.

LOCATION: Citywide

ENVIRONMENTAL STATUS: This project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) which is the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. CEQA does not apply to projects where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

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 crequest@paramountcity.gov. Written comments other than email must be received at or by the time of the hearing on Tuesday, December 16, 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 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 562-220-2049 or jking@paramountcity.gov.**

Heidi Luce
City Clerk
Paramount Journal 12/4/2025-158979

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book N/A, page N/A, or 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 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 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

CITY OF PARAMOUNT
16400 COLORADO AVENUE
PARAMOUNT, CALIFORNIA
(562) 220-2027
crequest@paramountcity.com

PUBLIC HEARING NOTICE
SALES TAX REIMBURSEMENT AND AMENDMENT TO THE SETTLEMENT AGREEMENT BETWEEN THE CITY OF PARAMOUNT AND FALCON FUELS INC.

NOTICE IS HEREBY GIVEN that, pursuant to Government Code Section 53083, a Public Hearing will be held by the Paramount City Council to consider a proposed amendment to the existing Settlement Agreement between the City of Paramount and Falcon Fuels Inc. that would increase the rate of reimbursement of sales tax revenue from the City to Falcon Fuels, Inc. in accordance with a schedule set forth therein. A copy of the existing agreement and proposed amendment containing the rates of sales tax reimbursement are available for review in the Office of the Paramount City Clerk, located at 16400 Colorado Avenue, Paramount. In addition, a written report describing relevant information about the proposed sales tax reimbursement as set forth in Government Code Section 53083(a) is available for review in the Office of the City Clerk and the City's website at the following address: www.paramountcity.gov/government/departments/finance/tax-revenue-sharing-agreement/

The Public Hearing is scheduled to be held at the regularly scheduled City Council meeting on Tuesday, December 16, 2025, at or near 6:00 pm in the Council Chamber at Paramount City Hall, 16400 Colorado Avenue, Paramount, CA, pursuant to California Government Code Section 53083.

Any correspondence regarding this matter should be sent to the City Clerk, City Hall, 16400 Colorado Avenue, Paramount, California. Any and all persons interested in the matter contained herein may appear and be heard at the above-mentioned time and place. If you have any questions, please contact Anthony Martinez at (562) 220-2177.
Paramount Journal 12/4/2025-158978

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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 SALE ABANDONED PERSONAL PROPERTY
Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at www.storage-treasures.com by

competitive bidding ending on **December 16, 2025, at 3:30pm**. Property has been stored and is located at A-1 Self Storage, **14908 Downey Ave., Paramount, CA 90723**. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids.

Leticia Montes
Darren Baptiste
Grecia Cruz Magana
Martha Vega

Auction by StorageTreasures.com
800-213-4183
Paramount Journal 12/04/2025-158878

FICTITIOUS BUSINESS NAME STATEMENT 2025-210855

The following person is doing business as: **LU-MINA 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 name or names listed above: N/A. Signed: 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

Publish your DBA with us and we will give you a 12" ad FREE for one week! A \$48 Value

Call 562-633-1234 for rates & more information We will file & publish your DBA for you!