

# South Bay Cities

Featuring the Weekly Newspapers of Hawthorne, Lawndale, Torrance and Inglewood

Hawthorne Press Tribune  
The Weekly Newspaper of Hawthorne

Lawndale Tribune  
AND LAWDALE NEWS The Weekly Newspaper of Lawndale

Torrance Tribune  
The Weekly Newspaper of Torrance

Inglewood News  
The Weekly Newspaper of Inglewood

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 8, No. 3 - January 15, 2026

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## Honoring Our Officers on National Law Enforcement Appreciation Day



We recognize and thank the dedicated men and women of law enforcement who serve with integrity, professionalism, and courage. We honor the commitment and sacrifices made each day to protect and serve our community. Photo courtesy Torrance Police Department Facebook page.

## Sing, and the World Will Sing with You

By Ron Sokol

“We have a Chapman stick, mandolin, penny whistle, guitar, bass, dulcimer, violin, percussion, flute, banjolele – yes, that’s a combination banjo and ukulele – harmonica, and piano. When the *Pennyroyal Players* started in 2004, we were a twosome, Joan Perkins and I, and we kept getting invitations to perform. Today, we have as many as 18 available to play, and we mix and match for each production. We just love playing, we love singing, and we do it to donate money to several charities. These include, just some of them, Ballet California, El Camino College Scholarship Fund, Fisher House Long Beach, Los Cancioneros Music Scholarships, My Phil Epsilon Music Fraternity, and two South Bay animal rescue organizations.”

Anne Destabelle is as vibrant as anyone I have ever met. She is a force of nature, I think that’s an apt description. Anne is the founder of the *Pennyroyal Players*, whose primary venue is the South Bay, where Anne has lived for over fifty years. She played piano from a very early age, at one point stopped, moved after college all the way here from the East Coast, worked as, among other things, a social worker, married the inimitable Ray Destabelle after they were together for 18 years, and simply extols the benefits of singing:

“I read the other day about Willie Nelson celebrating his 90th birthday, and he said everyone should sing because singing is going to keep you healthy. It is, and let me tell you, one of the healthiest, best things you can possibly do. Willie Nelson is going strong at 90. I hope to do that too, now at 84. It’s not just singing for me, but also

playing an instrument, especially the piano. This brings so much joy: hearing others sing, not just me, and collaborating with them to create an environment where people can join in. We do not retain the donations we receive – we give the donations away. I just wish I could teach the world to sing and live in perfect harmony!”

Since 2004, the *Players* have donated over \$200,000 to their charities. This year, for the first time, they actually spent a bit of the donations on themselves to finally upgrade their sound system. When I spoke with Anne, she was preparing for a New Year’s Eve performance with an excellent violinist at Canterbury, a senior citizens’ community in Rancho Palos Verdes. Anne talked about what a lovely setting it is and that there is a

temple and a number of churches nearby. She smiled about the location, because clearly she performs to lift people’s spirits. Talk about a labor of love. Not surprisingly, the group she founded, *The Pennyroyal Players*, describes themselves as musician philanthropists.

Some of the piano songs Anne particularly enjoys are *Til There Was You*, *The Nearness of You*, *Some Enchanted Evening*, *I Will Be Seeing You*, and *Some Day My Prince Will Come*. Speaking of a prince, she was with her husband, Ray, for over fifty years. He passed in January of 2025 at the age of 94, still full of humor and mischief. Fortunately, I got to know Ray. He had several unique sayings. One of my favorites was when he handed you a glass of wine: “It was your

**See Sing, page 4**



The Pennyroyal Players. Image provided by Ron Sokol.

## Weekend Forecast

**Friday**

Mostly Sunny  
71°/53°



**Saturday**

Partly Cloudy  
74°/55°



**Sunday**

Partly Cloudy  
72°/53°



# Check It Out

## Ladies in Waiting: Jane Austen's Unsung Heroes

By Library Assistant, Mary Martes

English novelist Jane Austen's was born on December 16, 1775. In honor of her 250th birthday, nine American novelists have taken ancillary characters from three of her six novels and reimagined them in *Ladies in Waiting: Jane Austen's Unsung Heroes*. Authors include Adriana Trigiani, Elinor Lipman, Sarah MacLean, and Eloisa James among others. Across genres and different time frames, Miss Hetty Bates, Mary and Lydia Bennett, Caroline Bingley, Georgiana Darcy, and Margaret Dashwood all get a future in these short stories.

The setting for these stories ranges from Austen's England to New Orleans before the Civil War, to present day New York. Each

story takes an Austen figure and fleshes out their story arc. Some stories are charming, some are humorous, and some are a mixed bag. Short story word limits restrict what a writer can do within the format. However, they are all entertaining, lively, and well written. Each character is introduced by a passage from the original novel for context, as well as a note from the author on her choice.

A common thread running through the stories is the circumstances in which they find themselves are mostly due to the societal constraints and expectations for women. Although each has made questionable choices, age and situation have conspired to ruin their chances at happiness. Whether you are familiar with Jane Austen's novels or not, this collection will appeal to a wide audience. If you have not read an Austen novel, I strongly urge you to do so. We are celebrating her 250th birthday for a reason. She is widely considered one of the most important writers in English literature. •



Ladies in Waiting: Jane Austen's Unsung Heroes



Mary Martes

# Seniors

## Reasons To Stop Delaying A Colonoscopy

(BPT) - Thinking about a colonoscopy may make you uncomfortable, and maybe even a little worried - especially if you have never had one before. But a colonoscopy is a relatively simple procedure that may help save your life by identifying the early signs of colorectal cancer.

While you may have delayed some medical visits because of the pandemic, you can rest assured that health care providers have worked hard to help ensure that procedures like colonoscopies are conducted safely. Putting screenings off, in contrast, may be dangerous: Delayed cancer screenings during the initial months of the COVID-19 pandemic are estimated to result in 10,000 excess colorectal and breast cancer deaths.

### Why Screening Is Important

It's a good reminder that the U.S. Preventive Services Task Force recommends adults age 50 to 75 be screened for colorectal cancer. According to the American Cancer Society, colorectal cancer is the third-leading cause of cancer-related deaths in the U.S. - and early in the disease, there are often no symptoms.

"Too often, when people begin experiencing symptoms of colorectal cancer, the disease has advanced to a point where it's much more difficult to treat," said Dr. Philip Painter, chief medical officer, UnitedHealthcare Medicare and Retirement. "That's why it's so important to get screened at age 50 if you have no risk factors - and earlier, if you do."

People who are longtime smokers, overweight, physically inactive and those with a family history of colorectal cancer in a parent, sibling or child are at an increased risk.

Nearly 148,000 new cases of colorectal cancer were expected to be diagnosed in the U.S. in 2020. About 80,000 of those cases were estimated to be among adults 65 and older. And yet only 61% of Americans age 50 and older have had a colonoscopy.

### Colonoscopy Prep

You may be asked to begin a procedure to help prepare the bowel and colon for examination.

Your doctor will likely instruct you to cut out fiber from your diet two days before your colonoscopy. One day before, you will eat no solid foods, and no liquids that are orange or red. You may consume clear juices, gelatins, popsicles, clear broth and coffee or tea without creamer. The evening or morning before your exam, you will drink a liquid that will induce bowel movements.

You may find that the preparation for a colonoscopy is not as unpleasant as you have heard. In recent years, colon-cleansing solutions have become better tasting, and lower amounts of the laxative solution are sometimes used.

The procedure itself is not lengthy - typically, about 30 to 60 minutes. Sedation is usually recommended, and you may feel slight cramping during the exam, but many may feel nothing at all.

If your results are negative, doctors typically recommend another colonoscopy in 10 years.

"Taking preventive steps like getting your colonoscopy can literally save your life," Dr. Painter said. "If you are over 50 and have not yet had the test, it's best to get that scheduled as soon as possible."

Still have questions or concerns? Talk to your health care team. They are there to help. •

# Classifieds

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VINYL RECORDS, cassettes, CD's, 78's, anything musical & collectible. T-shirts, programs, posters, tickets, audio equipment. Buy/Sell. Studio Antiques & Vinyl. 310.322.3895. El Segundo.

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Ensure compliance w/ policies & regs while supporting team training & ongoing process improvements. Req Bachelor's in Construction Mgmt, Mechanical Engg, Comp Sci, or rtd field. Proficient in tools like Procure, MS Project, Power BI, Excel, & ERP systs; 1 yr working in oprns, proj coord'n, or improving buss processes. \$72,500/yr. Send resume to: Wen Zenker, Meadows Sheet Metal and Air Conditioning, Inc., 333 Crown Vista Dr, Gardena, CA 90248.

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# Love Thy Neighbor

Dear South Bay Cities Neighbors,

We love the profiles we've done, and we've learned so much about South Bay City residents. We want to do more, so please keep the suggestions coming. With over 200,000 residents, we're sure there are some gems we may have overlooked or not been aware of them. Do you have a unique and interesting friend, neighbor, co-worker, colleague or student? All you have to do is ask their permission and

send us their contact information. Of course, if you find yourself fascinating, you are welcome to send us your information too. 😊

- Best to you all. HM.

Send your suggestions in to [letters@heraldpublications.com](mailto:letters@heraldpublications.com)



Please have your nominee's approval before you submit them as a nominee.



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# Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

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## Cardinal TV is One of the Programs Students Enjoy at Kornblum Elementary School



Cardinal TV helps students learn STEM and the arts by using technology to create fun school videos. Students work together to share school news, skits, and stories while building creativity and problem-solving skills. Photo courtesy of Hawthorne School District.

## Finance

### Ways To Identify Quality Financial Information Online

(BPT) - When it comes to your finances, where are you getting financial information? Older generations received most of their financial advice from financial planners, family friends and print media, but more and more Americans are turning to social media as a trusted source for money matters.

According to the National Association of Personal Financial Advisors' (NAPFA) 2021 Consumer Survey, 39% of Americans under 65 found financial information online or on social media and 60% of those respondents acted on that advice. Social media as a source of financial advice is especially popular with the younger generations. One-fourth of Generation Z Americans receive advice from social media like YouTube, TikTok and Instagram.

For millennials, 38% said they feel unprepared for their futures, and many cite a lack of financial guidance as a challenge to preparing for retirement. With all these economic anxieties, it's no wonder that social media has become a popular place for millennials and Gen Z to learn and discuss finances.

While it's heartening to see people of all ages seeking financial advice, not all information found on social media and the internet is reliable. Not sure if you know how to spot quality financial advice online? Check out these tips that can help you determine if your online source of financial information is trustworthy.

#### 1. Do They Have Credentials?

Anyone can upload a video online on financial advice, but not everyone is qualified or legally able to give that advice. Investigate if the blog or social media profile you frequent for financial information is run by a certified financial planner™ professional.

While certification alone doesn't guarantee

sound advice, it's a sign that the information you receive is likely from a reliable source. When searching for financial advice on social media, you can find plenty of current and former CFP® practitioners who likely have the most current and trustworthy information on financial matters.

#### 2. Is Their Advice in Your Best Interest?

Is your source of financial advice committed to the best interest of their followers? This can be tough to figure out because the information on social media is often unregulated and meant to be broad and not personalized to attract as many people as possible. However, depending on your financial situation, the advice may not suit your needs.

Unlike fee-only financial planners and CFP® professionals, most social media users are not held to a fiduciary standard of care. This means that they are not responsible for providing advice aligned with your specific situation or that's in your best interest. That doesn't mean that your favorite financial blog is trying to trick you, but that you should consider if the information applies to you or if it could harm you in the long run.

#### 3. Are They Compensated?

It's crucial to find out if the source of your financial information is receiving payment for what they're sharing online. Does the blog you visit have advertisements for specific money-saving or investment products or apps? Is your favorite social media influencer sponsored by a fintech app? Compensation itself isn't a red flag, but it does present a conflict of interest.

#### 4. Take It With a Grain of Salt

No matter where you get your financial advice, you should do your own research to

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your business YOUR NAME your dreams



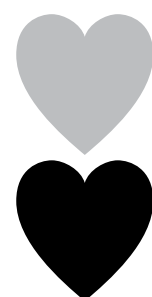
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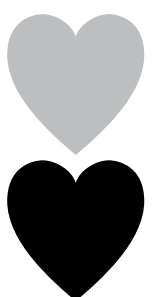


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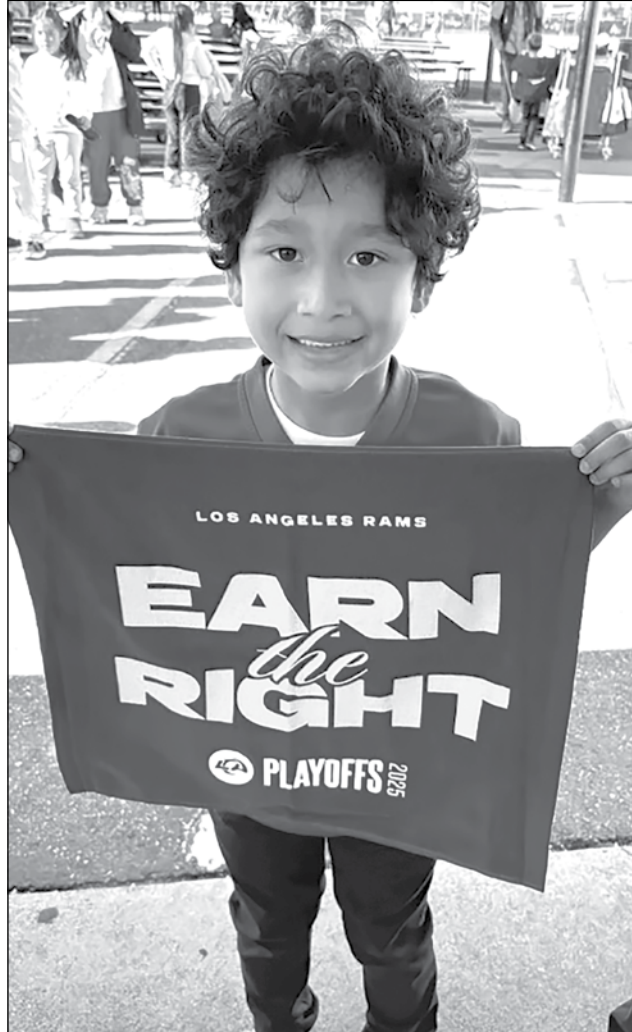
# Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

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## Local Students Cheer on the Los Angeles Rams



The Los Angeles Rams recently handed out 40,000 rally towels to students at sixty LA area schools, including Billy Mitchell Elementary School, to build excitement for the playoffs. Go Rams! Photos courtesy of Billy Mitchell Elementary School Facebook page.

### Sing

from front page

pleasure to meet me..."

Anne makes quite clear that "Ray is right there over my shoulder." On any given occasion, so too is her daughter, Dawn, who plays flute and also sings. It took Dawn a while to overcome stage fright. Thankfully, she did, I can say here, having heard her sing. Mother and daughter, singing, playing music, raising money with their compatriots for good causes. How's that for a nice touch of goodness?

Anne has been singing first soprano in a chorale group for almost 50 years. This is the *Los Cancioneros Master Chorale*, which began in 1949 in Torrance. The group has grown to over 50 singers. They give three formal concerts each year at the Armstrong Theatre in Torrance. Anne organizes their Small Ensemble, which sings during the holidays under director Allan Petker.

One notable feature of the *Players* is their nine programs, ranging from 30 minutes to an hour, designed to appeal to people of all

ages and backgrounds. There is a Patriotic Tribute to America, the Holiday Singalong, the Fiesta with Songs of the South West and Cinco de Mayo, a Suffragette Musical, Enchanted Ireland, Songs of Love and Other Predicaments, which is the actual title, a Romp Through the American Revolution, Piecin' It Together which consists of musical tales of American west settlers, and Songs and Stories of the Life of Stephen Foster.

Over time, the *Pennyroyal Players* have won awards. But I am no longer sure whether this column is about the *Players* or about Anne Destable. It is challenging to separate one from the other, but when Anne played on New Year's Eve, as mentioned above, it was with someone who is not part of the *Pennyroyal Players*. She was just so thrilled to play, to lift others' spirits once more.

So, then, it may not be too much for Anne to try to get others to sing and to live in harmony. She certainly is not tiring. She is, if anything, more dedicated than ever.

I am guessing that Anne is about five feet two inches tall. Isn't it remarkable what can be packaged in one person, who is shorter than most, not as young as most, and yet who is fiercely determined to better the world

through voice and music?

Sing, and the world will sing with you. My voice is not suitable for recording, but singing it shall be. Singing because it's just plain good for you! •



Tribute to America.



Suffragette Musical. Images provided by Ron Sokol.



Holiday Singalong.

# Torrance Tribune

The Weekly Newspaper of Torrance

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## Wishing You a Happy Year of the Horse



The South Bay Chinese American Association of California transformed the Torrance Cultural Arts Center into a vibrant hub of heritage for its annual Lunar New Year festival. The day-long cultural celebration featured a dynamic lineup of traditional performances, including rhythmic lion dances and classical music, alongside interactive folk art exhibits. Local families and community members gathered to honor the Year of the Horse, participating in authentic workshops and tasting traditional festive cuisines that highlighted the rich diversity of Chinese American traditions in Southern California. Photo courtesy of City of Torrance Facebook page.

*"Life is about not knowing, having to change, taking the moment and making the best of it."*

— GILDA RADNER

## Torrance Courthouse Presents Court

On Thursday, March 19, 2026, from 11:00 a.m. to 1:00 p.m., the Torrance Courthouse (825 Maple Avenue, Torrance, California 90503) will host the first local presentation of *Court Commons*, a new pop-up exhibition designed to connect residents with court resources and educational tools. Court Commons reflects the Court's ongoing efforts to promote public understanding of the justice system and to expand access to information about court services and processes. More information about Court Commons may be found online at <https://www-web3.lacourt.org/NewsMedia/uploads/142025121215145NR->

12-12-25-CourtLaunchesCourtCommons.pdf The Torrance Courthouse serves a critical role in ensuring that South Bay residents have access to fair, timely, and effective court services. As Presiding Judge Sergio Tapia II has observed, "justice works best when it is visible, accessible, and grounded in the communities it serves." Court Commons was developed with that principle in mind, bringing information about the courts and the work of the Superior Court directly into the community.

— Provided by Southwest District Superior Court of California, County of Los Angeles •

### Finance

from page 3

verify the information you've received online. If a social media user claims to be a NAPFA member or CFP®, you can verify their credentials using each organization's search portal. Does a financial product sound too good to be true? Government groups like the Consumer Finance Protection Bureau and the Securities and Exchange Commission have resources that can help you fact-check financial advice.

#### 5. Ask a financial advisor

At the end of the day, the best resource

for financial planning is a fee-only, fiduciary financial planner. Online financial advice isn't tailored to your goals and needs, especially long-term. You don't have to make millions of dollars to work with a financial planner. NAPFA-affiliated fee-only financial planners can help you understand your current financial situation and help you prepare for the future.

To find a fee-only financial planner, visit [NAPFA.org](http://NAPFA.org).

### Garage Sale

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★ CA

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# Inglewood News

The Weekly Newspaper of Inglewood

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## It Only Takes One, But in This Case, It Takes Two



After identifying an alarming wealth disparity within our community, Inglewood entrepreneurs, Natalie and Nick Gouché (shown) sought to create a future where individual wealth and prosperity is achievable for all. By investing in education and opportunity, their foundation is helping students imagine futures that once felt out of reach. Through various scholarships and more than \$100,000 in grants, they are creating pathways that don't just change individual lives, but uplift entire families. We honor these community champions for leading with heart and purpose. Here's to the Gouché Foundation and their continued impact. Your city commends you. Photo courtesy of Gouché Foundation.



**GUNDOGRAM**  
SUBMIT YOUR YUM DISH!!

### Cheeseburger Pasta Skillet

Provided by Campbells Soup Corp.

Bacon cheeseburger or mac and cheese...why not both? Sautéed ground beef, onion and pasta smothered in a creamy, cheesy bacon sauce makes for an amazing comfort food dinner. It's a no-brainer recipe for a busy weeknight, since you can pull it together in 30 minutes start to finish. Cook the pasta, and while it's cooking, sauté ground beef and onion, add our Cheesy Bacon Sauce and simmer. Add the cooked pasta, then finish with your favorite burger toppings like lettuce, tomato and chopped pickles (you can add a bit of pickle brine to the mixture for more pickle flavor, too)!



#### Ingredients

- 8 ounces uncooked rotini (spiral) pasta (about 3 cups)
- 1 pound 90% extra lean ground beef
- 1 large onion, finely diced (about 1 cup)
- 1 jar (14.5 ounces) Prego® Cheesy Bacon Cheddar Cheese Sauce
- 1/4 cup diced dill pickle
- 1/2 cup halved cherry tomatoes
- 1/4 cup shredded lettuce (optional)

Send us a photo and recipe of your favorite dish.

We'd love to share it with the community. Send to: [web@heraldpublications.com](mailto:web@heraldpublications.com)

#### Directions

- **Step 1:** Cook and drain the pasta according to the package directions. While the pasta is cooking, cook the beef and 1/2 cup onion in a 12-inch nonstick skillet over medium-high heat until the beef is well browned, stirring often to separate meat. Pour off any fat. Season with salt and pepper.
- **Step 2:** Stir the sauce in the skillet and heat over medium heat to a simmer. Cook for 2 minutes, stirring occasionally. Add the cooked pasta and toss to coat. Top with the pickles, tomatoes, remaining 1/2 cup onion and the lettuce, if desired. Serve immediately.

#### Tips

- Add more pickle flavor by stirring 2 tablespoons pickle brine in with the sauce.

## PUBLIC NOTICES

A.P.N.: 4041-009-067 Trustee Sale No. 2023-2182 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 2/14/2024. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that on 1/29/2026 at 11:00 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 2/21/2024 as Document No. 20240112781 Book Page of Official Records in the Office of the Recorder of Los Angeles County, California, The original owner: YVONNE DONNELL AND RICHARD STEVENS The purported current owner: YVONNE DONNELL AND RICHARD STEVENS WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER payable at time of sale in lawful money of the United States, by a cashier's check drawn by a State or national bank, a check drawn by a state of federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102

### NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY LOUISE STURGIS Case No. 25STPB14075

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY LOUISE STURGIS

A PETITION FOR PROBATE has been filed by Anthony Derrell Sturgis (aka Anthony Sturgis) in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Anthony Derrell Sturgis be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's lost will and codicils, if any, be admitted to probate. Copies of the lost 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 January 20, 2026 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

of the Financial Code and authorized to do business in this state.: IN THE COURTYARD OF THE CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 4644 BROADWAY HAWTHORNE CA 90250 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$28,679.18 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, PLAZATOWNHOMES CONDOMINIUM OWNERS ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said

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:

VERLAN Y KWAN ESQ  
SBN 243246  
ALYSSA L CASIPLE ESQ  
SBN 306627  
KEYSTONE LAW GROUP  
11300 W OLYMPIC BLVD  
STE 910  
LOS ANGELES CA 90064  
CN123071 STURGIS Jan 1,8,15,  
2026  
Lawnale Tribune 1/1, 1/8, 1/15/25  
HL-29102

Trustor: Thurmond Davis, a married man as his sole and separate property Duly Appointed Trustee: Fortra Law (f/k/a Geraci LLP or Geraci Law Firm) Recorded 7/3/2024 as Instrument No. 20240434562 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/5/2026 at 11:00 AM Place of Sale: in the courtyard of the Civic Center Plaza 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$631,627.81 Street Address or other common designation of real property: 9522 S 4th Ave Inglewood, CA 90305 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 property. You are encouraged to investigate

Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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

### NOTICE OF FUNDING AVAILABILITY (NOFA) CITY OF HAWTHORNE PY26-27 Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs

**Program Description:** The City of Hawthorne is pleased to announce the availability of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) program funds for the 2026-2027 Program Year. These programs are funded through the U.S. Department of Housing and Urban Development (HUD) and are administered locally by the City of Hawthorne to support the development of affordable housing, provision of public services, and other activities that principally benefit low- and moderate-income persons and neighborhoods. This Notice of Funding Availability (NOFA) covers a one-year period for CDBG and HOME activities that will begin July 1, 2026.

**Eligible Applicants:** The City of Hawthorne invites eligible applicants, including nonprofit organizations, Community Housing Development Organizations (CHDOs), for-profit developers, and other entities, to submit applications for projects that meet the requirements of the CDBG and/or HOME programs. Priority for funding will be given to those applicants that address one of the Strategic Plan goals included in the City's 2025-2029 Consolidated Plan.

**How to Apply:** As of the date of this publication, applications may be completed online at <https://portal.neighborlysoftware.com/MDG-HAWTHORNECA/Participant>. Applications must be submitted through the City's online submission portal, Neighborly, by 5:00 p.m. on Friday, February 6, 2026. Late or incomplete applications will not be accepted.

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 (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250821712. 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 Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: 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

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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2023-2182. 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 web-site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this

The City has included an instructional guide for applicant registration and the submission process through the Neighborly system on the City's website <https://www.cityofhawthorne.org/departments/housing/cdbg>. Applicants are advised to review the application carefully and contact the City's staff with any questions or technical issues before submitting their applications. The City reserves the right to modify the amount and allocation of funds, to reject any or all applications, to waive any minor irregularities or deficiencies in the applications, and to request additional information or clarification from the applicants.

**NOFA Workshop:** The City will be conducting a NOFA Technical Assistance Workshop on Thursday, January 15, 2026, at 10:00 a.m. via Microsoft Teams, to provide information and guidance on the application process within the Neighborly system, eligibility criteria, evaluation factors, and reporting requirements. Attendance at the workshop is strongly encouraged, but not mandatory, for interested applicants. Please email [rbridges@mdg-ldm.com](mailto:rbridges@mdg-ldm.com) to RSVP for the workshop and to ensure you receive the invitation to the meeting.

**City Contact:** Should you have any questions regarding this NOFA, please contact Kimberly Mack, Housing Director, via email at [kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org).

**Language Access:** Si usted tiene alguna pregunta con respecto a este NOFA, por favor, póngase en contacto con Kimberly Mack, Directora de Programas de Vivienda, por correo electrónico en [kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org).

**Published:** January 8, 2026 (Hawthorne Press Tribune) Hawthorne Press Tribune Pub. 1/8, 1/15, 1/22, 1/29, 2/5/26

HH-29106

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](http://www.mkconsultantsinc.com), using the file number assigned to this case 250821712 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: 1/9/2026 Fortra Law (f/k/a Geraci LLP or Geraci Law Firm) 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (949) 954-6092 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Lot 18, Block 6 Of Tract No. 5320, In The City Of Inglewood, County Of Los Angeles, State Of California, As Per Map Recorded In Book 66 Page(S) 70 And 71 Of Maps, In The Office Of The County, Recorder Of Said County. Ingleod Daily News Pub 1/15, 1/22, 1/29/26

HI-29111

internet website [www.superiordefault.com](http://www.superiordefault.com), using the file number assigned to this case 2023-2182 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b). Date: 12/22/2025 S.B.S LIEN SERVICES, 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362. By: Annissa Young, Sr. Trustee Sale Officer (TS# 2023-2182 SDI-36074) Hawthorne Press Tribune Pub 1/8, 1/15, 1/22/26

HH-29103

### SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 25TRCV01366

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): PATRICK MEDLEY YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): LOYOLA MARYMOUNT UNIVERSITY NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

jAVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea

# PUBLISH YOUR PUBLIC NOTICES HERE

**ABANDONMENTS: \$125.00**

**ABC NOTICES: \$125.00**

**DBA (Fictitious Business Name) \$75.00**

**NAME CHANGE: \$200.00**

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For DBA's email us at: [dbsa@heraldpublications.com](mailto:dbsa@heraldpublications.com)

All other legal notices email us at: [legalnotices@heraldpublications.com](mailto:legalnotices@heraldpublications.com)

Any questions? Call us at 310-322-1830

que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exactos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): Los Angeles Superior Court, Torrance Courthouse 825 Maple Avenue Torrance, CA 90503

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Michael D. Schoeck, Esq. Goldman, Magdalin, Straatsma, LLP 6300 Canoga Avenue, Suite 1400 Woodland Hills, CA 91367 (818) 755-0444

DATE (Fecha): April 29, 2025, David W. Slayton Clerk (Secretario), by C. Nava, Deputy (Adjunto) (SEAL)

NOTICE TO THE PERSON SERVED: You are served PATRICK MEDLEY Torrance Tribune Pub. 1/8, 1/5, 1/22, 1/29/26

H-29108



# PETSPETS **Pets** PETSPETS

## Featured Pets of the Week

Provided by Hannah Collett, spcaLA

Nova is a gorgeous 2-year-old female Belgian Malinois with a stunning tri-color coat that turns heads wherever she goes. She's incredibly friendly and thrives on companionship and activity. Nova would love an active family who enjoys outdoor adventures like hiking, beach walks, or playing fetch. With her energy, intelligence, and affectionate nature, Nova is ready to be a loyal addition to an on-the-go household. <https://spcala.com/adoptable/pet/?ss=LACA-A-21419>

Coco is a 4-year-old Black Labrador, Pit Bull mix with a big heart and an even bigger love for her people. She's highly treat-motivated and learns new commands quickly, making training both fun and rewarding. Coco enjoys playing "Find It" in the yard, where she gets to use her brain and burn off energy. When playtime is over, she's happiest curled up next to you. She's very affectionate and loves to cuddle. Coco would make a wonderful companion for someone looking for a smart, sweet, and loyal pet. <https://spcala.com/adoptable/pet/?ss=LACA-A-3120>

Meet Neo, an outgoing 10-month-old brown tabby with a big personality. Neo absolutely loves attention and will happily soak up all the affection you can give. He's playful and energetic, especially when wand toys or catnip are involved. When playtime is over, Neo turns into a cuddle expert, snuggling up close and purring like a little engine. If you're looking for a loving, fun, and affectionate companion, Neo might be the one for you! <https://spcala.com/adoptable/pet/?ss=LACA-A-21315>

Say hello to Mowgli, a 3-year-old cat with a snowy-white coat and a playful spirit to match. Mowgli is full of energy and loves chasing mouse toys, keeping himself (and you) entertained. When playtime winds down, he enjoys relaxing on the windowsill and watching the world go by. Mowgli is the perfect mix of fun-loving and laid-back and would make a wonderful addition to a loving home. <https://spcala.com/adoptable/pet/?ss=LACA-A-21442> •



Nova



Neo



Coco



Mowgli

*"The world would be a nicer place if everyone had the ability to love as unconditionally as a dog."*

— M. K. CLINTON