

# South Bay Cities

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

Hawthorne Press Tribune  
The Weekly Newspaper of Hawthorne

Lawndale Tribune  
AND LAWNDALE 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. 4 - January 22, 2026

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## Ribbon-Cutting Ceremony for the Animo City of Champions Campus



The ceremony was a community event featuring campus tours and light refreshments. Various local dignitaries and community members were in attendance to celebrate the grand opening. Thank you to our community for showing up to celebrate this exciting milestone. Photo courtesy of Animo City of Champions Instagram page.

## Up, Then Way Down, Then Back Up

By Ron Sokol

It had been over a month since the Hawthorne City Council met. January 13 was, in fact Council's first meeting of this year. A touching invocation was given, praying to God for guidance, protection, and grace. All Council members were present, except Mayor Pro Tem Alex Monteiro, who was out for his birthday.

You may not know that as a youngster, Mr. Monteiro grew up on the small island of Cape Verde. There were significant challenges there. He witnessed young kids pass from hunger. He saw limited opportunities for most anyone. Thus, long ago, the Mayor Pro Tem dedicated himself to ensuring that people have food, education, and opportunity. Alex Monteiro remains strong to the wheel as he turns 65.

There were several interesting oral presentations made to the Council, commencing with Pat Donaldson, the 25-year President of the Hawthorne Chamber of Commerce. She understandably was beaming about the success of the Christmas Giveaway, which helped at least 800 people. There were several toys for all kids, food for families, Happy Meal vouchers from McDonald's, and a whole lot of stuffed animals donated by PetSmart. This was by far the most successful giveaway to date. Kudos to the Chamber and the City, who joined hands in this fantastic, successful effort.

A resident then came forward and spoke informatively about issues with the Hawthorne pool and how some of the time limits on activities may not be in the City's best interests. Later in the meeting, Council member Reyes English asked that this item be brought back for consideration.

The Imperial Lion's Club came forward to talk about their continuing drive to provide glasses to kids who need them, which first means screening them. The Club has a long, productive history, and new members are welcomed. The recycled glasses program is helping hundreds of young people.

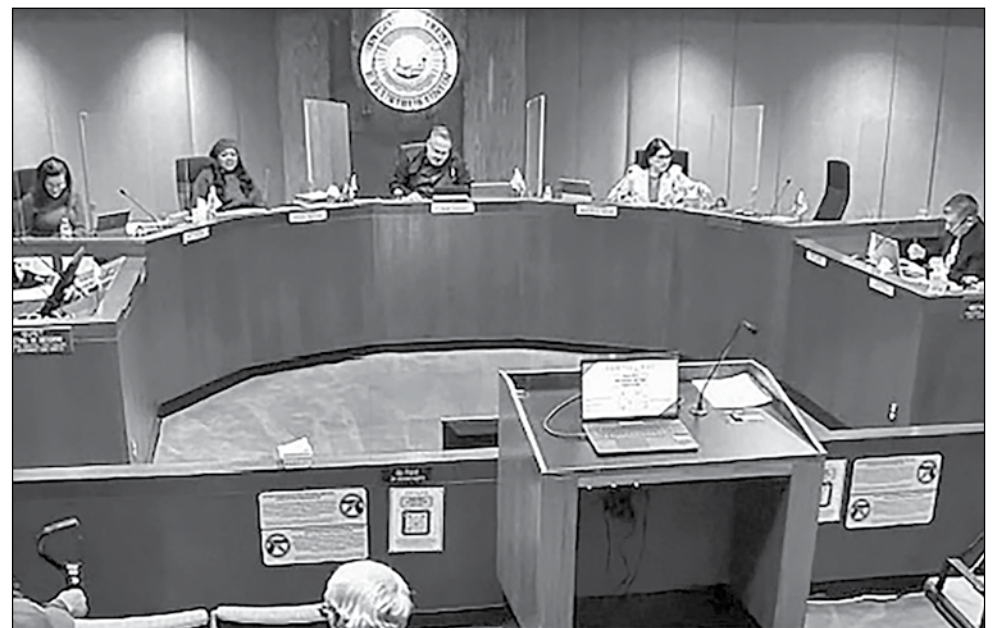
Then, as we have heard before, a resident expressed concern about noise from the Hawthorne Airport, including the fact that documents expected for the noise evaluation had not yet been provided. The Council will follow up on this as well.

On a lighter note, the CEO and Director of the *Cypher Spot* spoke about their dance and art activities. This includes free and affordable dance and art programs here in Hawthorne. Further, in March, Cypher is joining hands with Council member

Katrina Manning. There will be four or five "traffic jams", dance tournaments, and contests. Professional workshops will also be brought in. A little later in the meeting, a positive comment was also made about Hawthorne's *Anointed Feet Dance School*. Bottom line, Hawthorne is on its toes!

At this juncture, a very interesting and quite moving presentation was made by Pastor Greg Guich of the local Centinela Valley Bible Church. He talked about each council member, shared information about each, that all have such good qualities, and strive to do so much good. He addressed that although there are differences, council members can work well together to focus on the positive, to steer clear of overt conflict, and to consider taking a retreat twice a year for low-key time

**See City Council, page 4**



Hawthorne City Council. Image provided by Ron Sokol.

## Weekend Forecast

### Friday

Partly  
Cloudy  
64°/52°



### Saturday

AM Fog/  
PM Sun  
63°/49°



### Sunday

Partly  
Cloudy  
67°/48°



# Check It Out

## Check & Mate by Ali Hazelwood

By Kim Harris, El Segundo Middle School Library Assistant

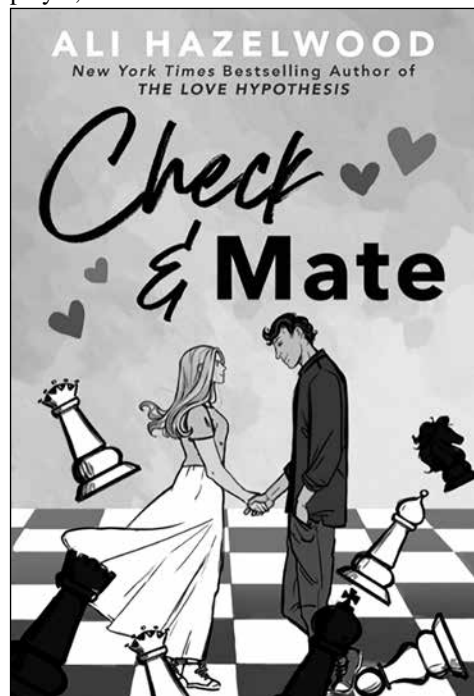
Because Valentine's Day is a few weeks away, I decided to read a YA romance. *Check and Mate* by Ali Hazelwood is about Mallory Greenleaf. She used to be a phenomenal chess player but gave it up four years earlier because it led to the destruction of her family. After Mallory's father divorced her mother and abandoned the kids, Mallory focused her energy on helping her mother pay the bills and raise her two younger sisters. Instead of going to college, Mallory works a dead-end job fixing cars. When her best friend Easton convinces Mallory to play in a charity chess tournament, Mallory's world changes. She played the chess world champion Nolan "Kingkiller" Sawyer, reigning bad boy of chess and won. Her win shocks the chess world and suddenly she becomes involved again, playing for prize money and rekindling her love of the game.

Mallory Greenleaf is a snarky eighteen-year-old who doesn't believe in long term relationships. She feels guilty because she believes she's the reason her father left them when her mom was diagnosed with MS. Although Mallory says she now despises chess, she really misses it. Defne is the head coach for the chess academy Zugzwang and offers Mallory a fellowship. When circumstances force Mallory to accept the fellowship, she starts training with Defne and Oz. Mallory realizes that although she's a gifted chess player, she has a lot to learn about moves

and strategies. Mallory keeps her chess life and her homelife separate and doesn't tell her family that she returned to the chess world because she doesn't want to upset her mom. As Mallory begins to play in unranked tournaments, she meets other chess players including Nolan Sawyer, Koch, Tanu and Emil.

Even though Nolan is the world chess champion, he is down to earth and best friends with Tanu and Emil. They befriend Mallory and help her navigate the misogyny and sexism that runs rampant in the chess world. Few female chess players compete at competitive tournaments because the male chess players harass them and make them feel unwelcome and unworthy. Mallory has many run ins with Koch, who thinks that Mallory doesn't belong in the tournaments and always tries to intimidate and beat her. Nolan, Tanu and Emil help Mallory deal with Koch and encourage her to win against him. Nolan starts out being Mallory's biggest rival, but she begins to fall for him and realizes that he likes her too. Just when the two of them start to fall in love, a scandal occurs and splits them apart. What is going to happen to Mallory and Nolan? Will they get back together? Who wins the World Chess Championship, Nolan or Mallory? Read the book to find out!

I really enjoyed reading *Check and Mate*. It was humorous, had a great love story and promoted chess and women in chess well. Mallory and Nolan's characters were well developed, and the book was a quick read. Although it is a YA book, some scenes were definitely for high school and not middle school. To read this and other great books by Ali Hazelwood, visit the Public Library or go online to [www.elsegundolibrary.org](http://www.elsegundolibrary.org).



*Check & Mate* by Ali Hazelwood



Kim Harris

*"One piece of wisdom a writer quickly learns ~ typos keep you humble."*  
— E. A. BUCCHIANERI



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# Finance

## Helping Kids Make Money Lessons Real in a Digital Age

(Family Features) In today's world, it's rare for kids to hand over a few crumpled dollar bills for a purchase. Most transactions happen online or with a tap of a card, which can make money feel less tangible to the next generation. However, that shift doesn't mean financial lessons have to get lost - it just means they should be taught differently.

From budgeting for a favorite purchase to learning about investing, the digital landscape provides ample opportunities to help kids build smart habits.

### Teach Real-World Money Management with Digital Tools

One way to start is with a kid-friendly debit card connected to an app. These accounts allow children to manage their own spending while parents monitor activity. Being able to check balances in real time - and seeing the impact of a purchase immediately - helps kids understand budgeting in a hands-on way. When the balance gets low, the lesson is clear.

Parents can also use digital purchases as teachable moments. A \$10 virtual item in a game might sound appealing, but comparing it to something tangible, like a trip to the movies or a special snack, can help kids think about trade-offs and decide what's worth the money.

### Use Saving Goals and Compound Interest to Encourage Smart Habits

Saving is another concept technology can make more tangible. Setting a goal such as a new bike, a sports jersey or a piece of tech becomes more engaging when children can track their progress visually. Some apps even offer interest on savings, giving kids a first

glimpse of how money can grow over time.

As children grow into teens, their curiosity about money often expands into investing. This can be an ideal time to open a custodial brokerage account and explore concepts like diversification, risk and long-term strategy. Purchasing fractional shares of companies they recognize can make the learning process relatable.

### Teach Credit, Debt and Security Early

It's also important to cover topics like credit, debt and security before kids start managing money on their own. Teens should understand how borrowing works, why paying bills on time matters and how to protect themselves from identity theft. In some cases, freezing a minor's credit until they are older can be a smart precaution.

### Keep the Conversation Going

Above all, money lessons should be an ongoing conversation. Asking kids what they're hearing from friends, teachers or online sources can lead to meaningful discussions and create teachable moments.

The tools may have changed, but the goal remains the same: helping kids develop the skills and confidence to manage money wisely. By meeting them where they are in the digital world, parents can make financial lessons real, relevant and lasting.

Visit [schwabmoneywise.com](http://schwabmoneywise.com) for more ideas on how to help kids start saving, investing and more with videos, quizzes and articles designed especially for teens.

— Source provided by Charles Schwab •



Photo courtesy of Shutterstock.

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# Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 68, No. 4 - January 22, 2026

## LA CHA Opens New Hawthorne Location



La Cha has successfully opened its second location, called "LA CHA x The Bowl," at 4834 W Rosecrans Ave, Hawthorne, CA 90250. They offer their signature bubble teas, creative drinks, and a full menu of Korean-inspired eats like tteokbokki, popcorn chicken, and kimchi fried rice. The new spot provides a modern, aesthetic space for study, socializing, and enjoying fresh, quality ingredients in the South Bay. Photos courtesy of LA Cha x The Bowl Instagram page.

## Seniors

### Empowering Seniors for Safer Online Experiences: 6 Practical Safety Tips for Caregivers and Families

(Family Features) - Today's seniors aren't shying away from a world that has become increasingly reliant on technology. Quite the opposite, in fact, as recent survey findings suggest adults ages 65 and older are more digitally active and self-assured than ever before.

Nearly all seniors surveyed as part of the "Connecting the Digital Dots: Online Habits and Safety Concerns Across Three Generations" survey from Cox Mobile consider themselves digitally literate, using devices for shopping, banking, social media and entertainment. With older adults spending a significant amount of time connected to the digital world - 41% of those surveyed reported spending five or more hours online daily - they're also more at-risk for scams, viruses like malware and data breaches.

Even though 61% of seniors who encountered digital threats were able to mitigate the issues themselves, showing their growing digital capability, increased online engagement brings new challenges and responsibilities for caregivers, who often play a crucial role in supporting seniors' digital journeys.

To help support older loved ones' safety and confidence as they navigate an evolving digital landscape, Cox Mobile, in partnership with Common Sense Media, offers educational

materials on digital safety, smart device use and media literacy for all ages. In addition, these practical safety strategies can help empower seniors to make informed, safe choices online.

**Encourage Strong Passwords:** Simple passwords, like number sequences, keyboard patterns or personal information - such as variations of your name, birthdate, address or names of pets or loved ones - are easily guessable and may lead to issues. While the survey found 70% of seniors already create strong, unique passwords, encourage them to avoid reusing passwords across sites. Recommend a password manager app to safely store passwords and eliminate the need to write them all down, which could lead to a breach if not stored properly.

**Promote Security Software:** If devices aren't protected, even the most careful users are susceptible to viruses. Though 63% of those surveyed have security software installed, it's important to regularly make sure it's up to date (or that automatic updates are enabled) and covers all devices, including laptops, tablets and smartphones.

**Enable Multi-Factor Authentication:** A simple and effective way to stop most attempts at unauthorized account access, 60% of seniors

**See Seniors, page 5**



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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  
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# Lawndale Tribune

AND LAWDALE NEWS

The Weekly Newspaper of Lawndale

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 85, No. 4 - January 22, 2026

## Rogers Student Becomes a Published Author



We are proud to introduce our very own published author, Melody Perez from Rogers Middle School, who has recently released her first book. Congratulations on your great accomplishment. Learn more about Melody's journey and other inspiring stories at: [www.lawndalesd.net/news/tell-me-something-good-campaign](http://www.lawndalesd.net/news/tell-me-something-good-campaign). Photo courtesy of Lawndale Elementary School District Facebook page.

### City Council

from front page

together. In sum, the Pastor encouraged the Council to remember how good each is, and how each can be good to the other.

I mention Pastor Guich's remarks in part because a little later in the meeting, a troubling and unfortunate disarray arose. It was related to the "situation" addressed at the last Council meeting on December 9, as to a turkey giveaway done by or through Council member Reyes English. The indication was that Reyes' English violated a unanimous agreement the Council made in May of last year about which events can proceed through the City and which cannot.

I will not go into detail about what happened, other than to say it was uncomfortable, ugly, and would make many people cover their eyes. There was quite a bit of anger and a level of shouting, so the Mayor called for a recess. He and Council member Faye Johnson got out of their seats, while Reyes English continued her pointed remarks. Ultimately, two people rose from the audience, one swearing into the microphone to address the Council, and either or both were taken away by the Sergeant at Arms. In sum, it was not good at all. If you go online to Hawthorne Community Television, you can find the

January 13, 2026, City Council meeting; the commotion begins around 1:15.

The good news is that, after a fair amount of time and quiet, the meeting returned to what can be described as calm, professional, and constructive.

Hawthorne's Public Works Department reported on the ongoing effort not just to clean up Hawthorne, but to keep it clean. The Core Clean Initiatives undertaken by the Department include catch basins and storm drains, bulky items, illegal dumping, graffiti removal, pressure washing, street sweeping, pothole repairs, street maintenance, homeless encampment cleanups, community cleanups, educational events, and an even stronger relationship with Republic Services. Just a few examples: The catch basins and storm drains now cover 85 locations on average per month; pothole repair and street maintenance are done weekly; bulky items and illegal dumping are addressed at 829 locations on average each month. Plans for this year include solar energy, upgrades to park restrooms, and enhanced gardens with native plants. Notably, Hawthorne was awarded a Gold Level Environmental Recognition this past December. Good work, Hawthorne!

Each elected official closed with a report. City Clerk Dayna pointed out that the Council agenda online can be translated into a variety of languages. She also wants the community to know that what was previously referred to online as "oral communications" has been renamed "public comments". Written communications to be presented to the Council can be sent to [CityClerk@CityofHawthorne.org](mailto:CityClerk@CityofHawthorne.org).

Council member Faye Johnson thanked a list of groups and people for all their good wishes over the holiday season. She also talked about her own childhood, growing up in foster care, and her younger sister often went without food. Faye would bring something home from school for her to eat. As such, seeing the volumes of toys made available to kids through the combined Chamber-Hawthorne giveaway, and all the food for so many families, gave Faye a sense of real gratitude and an understandable tear in the eye.

Council member Karina Manning, likewise, had plaudits for so many of the good, heart-warming events throughout the City during the holidays. She encouraged and was granted sincere applause for the dedicated work of City Manager Von Norris.

Council member Angie Reyes issued a directive for the City Manager to make sure that part of the forensic audit being done of the City's Treasurer Department confirms who the beneficiaries of the investments made are. Sadly, the current City Treasurer has been indicted for alleged wrongdoing unrelated to Hawthorne, but rather to a prior employer. Precautions are thus in order as the City Treasurer has taken at least a temporary leave of absence.

Mayor Vargas expressed consternation about the "negative energy out there", including young people who have such a hard time finding work, and people unable to afford homes. He encouraged constructive steps and positivity. The Mayor will continue to work to try to make it so.

The meeting then ended with a moment of silence for the passing in Minnesota of Renee Good, followed by a moment of silence for the mother of Ruben Sanchez, who recently passed.

In closing, the first City Council meeting of 2026 is done. Even with the unfortunate commotion that arose, there is much to be encouraged about.

I think of the invocation at the start of the meeting. •



David Canceres, Interim City Attorney.



Hawthorne Environmental Award. Images provided by Ron Sokol.



Chamber President Pat Donaldson.

# Torrance Tribune

The Weekly Newspaper of Torrance

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## Mataria Dental Group is Celebrating Its New Membership with the Torrance Area Chamber of Commerce



Dr. Mataria's dental office isn't just about teeth; it's a place of healing, thanks to furry pups Maya and Sam, who bring unparalleled comfort to patients who feel anxious about visiting the dentist. Please support our local businesses. Photo courtesy of City of Torrance Facebook page.

### Seniors

from page 3

are already using multi-factor authentication as an extra layer of protection. Some seniors, however, may need assistance setting up the safeguard, which typically sends a code to a phone number or email address as part of the login process, for online banking, email or social media accounts.

**Review Apps and Channels:** Over time, it can be easy to accumulate apps on smartphones and tablets. While 51% of surveyed seniors remove unsafe apps, make it a habit to regularly check loved ones' devices for unfamiliar or suspicious applications and delete them. Also keep an eye out for unauthorized charges, data sharing or browser extensions.

**Utilize Built-In Safety Features:** Explore privacy controls on individual devices (and apps) and check with your loved ones' internet service provider to ensure security features are being utilized like the 43% of those surveyed who are already taking advantage

of their devices' safety settings. Included privacy protections may include limiting data sharing, disabling location tracking, blocking pop-ups and restricting other unwanted communication.

**Discuss Online Safety Regularly:** Because technology is ever-changing, it's important for caregivers to talk with senior loved ones about online safety. Open, ongoing conversations, like those one-third of seniors are already having several times a week or even daily, can help build trust and awareness of current scams, suspicious texts or emails, commonly used apps and more.

By fostering open dialogue, sharing practical safety strategies and leveraging trusted resources, caregivers can help their loved ones thrive and stay safe. Visit your local Cox Mobile store or go to CoxMobileSafety.com to find more tips, guides and full survey results. - Source provided by Cox Communications •



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# Inglewood News

The Weekly Newspaper of Inglewood

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## Inglewood Public Library is Out in the Community



IPL participated in a community event at Ánimo City of Champions, where they had the pleasure of connecting with returning students and their families to share the library's resources for teens. They promoted their new drop-in hours for teen resume assistance and provided information about their art therapy sessions for all ages. It was a wonderful opportunity to engage with families, answer their questions, and share information about resources designed to support youth and the broader community. Photo courtesy of Inglewood Public Library Facebook page.



## GUNDOGRAM

SUBMIT YOUR YUM DISH!!

### Lasagna Rollups

Provided by Campbells Soup Corp.

When you're craving Italian comfort food, these cheesy lasagna roll-ups are the perfect meal. The recipe uses just five ingredients (all of which you likely have at home right now), and instead of messily layering them in a pan, you roll an herb-infused two-cheese filling inside each noodle so you can enjoy easy portions of your favorite Italian dish. Between the cheesy filling, tender noodles, and rich tomato sauce, no one will even realize these satisfying lasagna roll-ups are meat-free. If you've been wondering how to make a vegetarian meal the whole family will enjoy, these easy lasagna roll-ups are the answer. The recipe is also ideal for freezing and reheating, so you can make a batch of these lasagna roll-ups ahead of time and pop them in the oven.



#### Ingredients

- 8 uncooked lasagna noodles
- 1 cup ricotta cheese
- 1 1/4 cups shredded mozzarella cheese (about 5 ounces)
- 1/2 cup Prego® Basil Pesto
- 1 jar (24 ounces) Prego® Tomato Basil & Garlic Italian Sauce

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 noodles according to the package directions. While the noodles are cooking, heat the oven to 400°F. Stir the ricotta cheese, pesto and 1/4 cup mozzarella cheese in a medium bowl. Season with salt and pepper. Top each noodle with about 3 tablespoons cheese mixture. Spread to the edges. Roll up like a jelly roll.
- **Step 2:** Spread 1/2 cup Italian sauce in the bottom of an 11x8x2-inch baking dish. Place the roll-ups seam-side down into the baking dish. Pour the remaining Italian sauce over the roll-ups. Cover the baking dish.
- **Step 3:** Bake for 30 minutes or until hot. Top with the remaining mozzarella cheese.
- **Step 4:** Bake, uncovered, for 10 minutes or until the cheese is melted. Let stand for 20 minutes before serving.

# PUBLIC NOTICES

A.P.N.: 4041-009-067 Trustee Sale No.:2023-2182 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A 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

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

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

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, 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

internet website 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

**PUBLISH YOUR PUBLIC NOTICES HERE**

**ABANDONMENTS: \$125.00**

**ABC NOTICES: \$125.00**

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

**NAME CHANGE: \$200.00**

Other type of notice? Contact us and we can give you a price.

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

T.S. No.: 250821712 Notice of Trustee's Sale Loan No.: 10847 Order No. 95532177 APN: 4027-006-008 Property Address: 9522 S 4th Ave Inglewood, CA 90305 You Are In Default Under A Deed Of Trust Dated 7/1/2024. 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 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 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: 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

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, 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

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 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. Inglewood Daily News Pub 1/15, 1/22, 1/29/26

HI-29111

**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 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 [bridges@mdg-ldm.com](mailto:bridges@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



**Summary of Ordinance 2260 of the City Council of the City of Hawthorne, California, amending chapters 17.04 (Definitions), 17.38 (Nonconforming uses, structures, signs, and parcels), 17.40 (Conditional uses—variances), 17.56 (Loading), 17.58 (Off-street parking), and 17.60 (Minimum driveway widths and turning radii) of Title 17 (Zoning) of the Hawthorne Municipal Code related to off-street vehicular parking, and making a finding of exemption in compliance with CEQA in connection therewith, adopted January 13, 2026.**

Pursuant to Government Code section 36933(c), the following constitutes a summary of Ordinance No. 2260, which was adopted by the City Council at its regular meeting on January 13, 2026. Ordinance No. 2260 makes the following general amendments:

- The creation of a standardized parking ratio for most commercial uses to help reduce the commercial vacancy rate;
- Removal of compact parking stalls for commercial uses (except surplus spaces);

- The introduction of parking credits for commercial spaces within close proximity to public parking lots, street parking, and center median parking;
- Reintroducing the City's ability to evaluate parking variances;
- Slight reduction in multi-family residential parking to disincentivize the use of density bonuses and other state laws that typically result in even lower parking rates; and
- The creation of a new procedure to allow alternative parking calculations. A certified copy of the entirety of the text of Ordinance No. 2260 is available in the office of the City Clerk, 4455 West 126th Street, Hawthorne, California, and is open for public inspection. The ordinance will become effective February 12, 2026. The vote was as follows:  
ROLL CALL  
AYES: Councilmembers Johnson, Manning, Reyes English, and Mayor Vargas  
ABSENT: Mayor Pro Tem Monteiro  
Hawthorne Press Tribune Pub 1/22/26  
HH-29113

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID RAUL ZAMORA CASE NO. 26STPB00230**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID RAUL ZAMORA. A PETITION FOR PROBATE has been filed by RUSSELL ZAMORA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RUSSELL ZAMORA 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 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: 02/23/26 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 DANIELLE A. GEYE - SBN 239304 WIEZOREK & GEYE, APC 3450 E. SPRING, SUITE #212 LONG BEACH CA 90806 Telephone (562) 396-5529 1/22, 1/29, 2/5/26 CNS-4003116# LAWNSDALE TRIBUNE Lawndale Tribune Pub. 1/22, 1/29, 2/5/26

HL-29114

*“To bring about change, you must not be afraid to take the first step. We will fail when we fail to try.”*

*— Rosa Parks*

# PETSPETS **Pets** PETSPETS

## Featured Pets of the Week

Provided by Hannah Collett, spcaLA

Meet **Benito**! This handsome 3-year-old orange and white domestic medium hair cat may be the purrfect calm companion for you. He is a little shy when first meeting new people, but with gentle pets he relaxes, opens up, and shows his sweet personality. Benito is fully vaccinated, neutered, and ready to go home with you today! <https://spcala.com/adoptable/pet/?ss=LACA-A-21441>

**Mochi** is a 2-year-old brown tabby cat with a gentle and easy-going personality. She can be a little shy at first, but with some time and patience, she blossoms into a sweet, affectionate companion. Mochi enjoys a calm environment and will happily relax by your side once she feels comfortable. She is fully vaccinated, microchipped, spayed, and ready to meet her Friends for Life! <https://spcala.com/adoptable/pet/?ss=LACA-A-21429>

Meet **Rolo**! Rolo is a 6-month-old, black and tan Shepherd mix with a beautiful brown coat. This 60lb boy is very active and enjoys playing outside and working for treats. He will happily sit and give you his full attention if treats are presented. If you love hiking, beach days or just spending time outside, Rolo would be a great partner to have. Come visit him today! <https://spcala.com/adoptable/pet/?ss=LACA-A-21380>

**Simone** is a 3-year, 9-month-old, white and black Pit Bull Terrier mix. She is an affectionate gal who wiggles for everyone she meets. She will happily sit for treats and pets and wants nothing more than to be by your side. If you're looking for an easy-going girl who likes going for walks and cuddling on the couch, look no further! Come meet Simone today! <https://spcala.com/adoptable/pet/?ss=LACA-A-20754> •



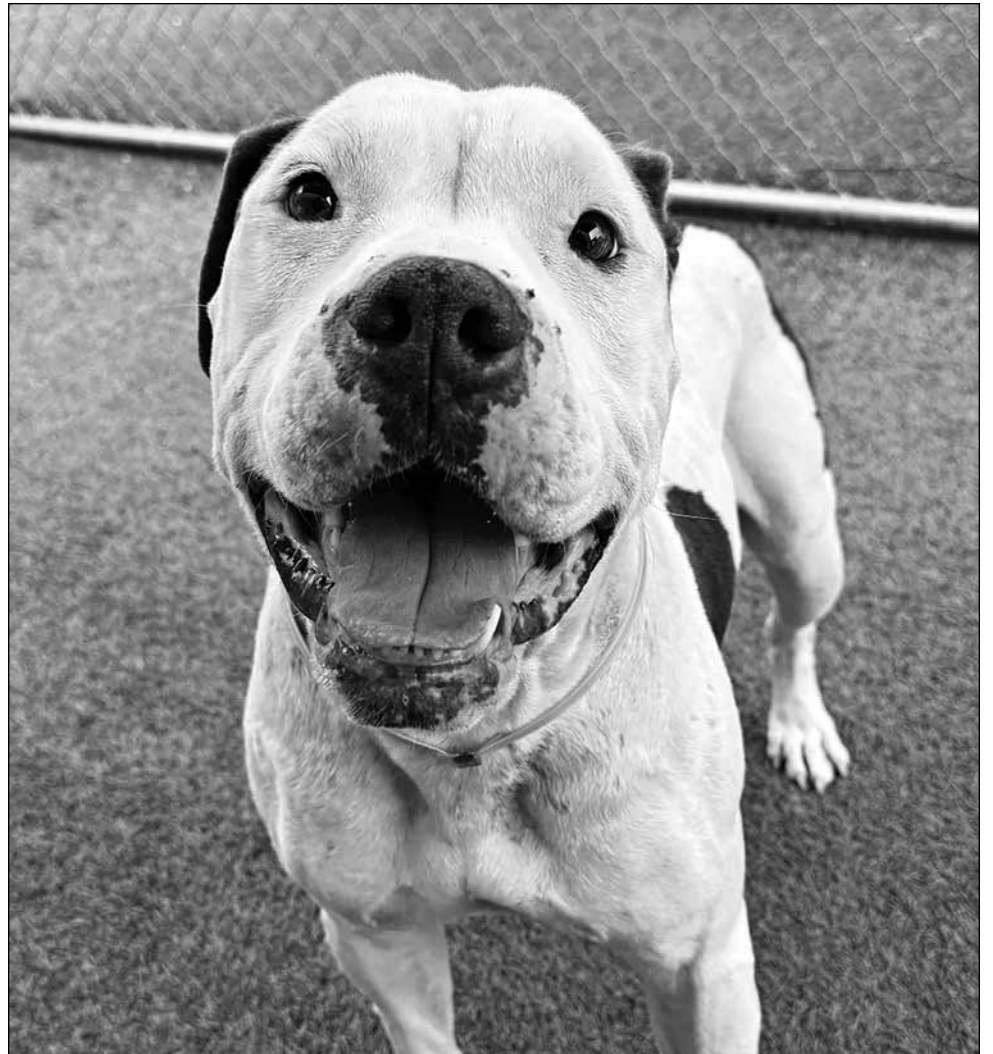
Benito



Rolo



Mochi



Simone

*“An animal’s eyes have the power to speak a great language.”*  
— MARTIN BUBER