

# 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. 5 - January 29, 2026

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## Skating into Fun After School



Skate Club is back at the After School RAP Program for TK–5th graders—building confidence, balance, and big smiles. Helmets on, fun guaranteed. Photo courtesy of Billy Mitchell Elementary School.

## Weekend Forecast

**Friday**  
Sunny  
78°/57°



**Saturday**  
Mostly Sunny  
77°/55°



**Sunday**  
Partly Cloudy  
71°/55°



## I was Injured in an Automobile Accident

By Ron Sokol

If you watch at least some television, or listen to the radio, or ride your bike on commercial streets, or, for that matter, drive your automobile, you have likely heard or seen a pitch for hiring a particular personal injury attorney or law firm. After all, they will fight for you, there's no fee if there's no recovery, and lots of zeroes on that phone number!

The number of vehicle accidents in California on a daily basis is very substantial. The number of cars damaged daily is equally eye-opening. To compound the reality, people often get hurt, bills are incurred, the victim wants their recompense, and so a personal injury claim arises.

But are the law firms that advertise any good? Do you actually get a lawyer, or are your claims processed by a non-lawyer "case manager" who is part of the team?

Another inquiry: If you are injured in an automobile accident, and you believe the other party is at fault, to some material degree at least, is a lawyer even necessary?

Most cases settle; that is true. My one cent, as an attorney of many years, is that turning things over to a lawyer well-schooled in personal injury law usually helps. It can also take some of the burden off your shoulders.

Personal injury attorneys and personal injury law firms are abundant. I do not have keen insight into their profitability, but my impression is "they ain't hurtin'". That said, handling a personal injury matter is not a walk-in-the-park. There is a lot to do, to seek out, to try to obtain, to evaluate. Most personal injury cases are taken on a percentage basis; the lawyer does not get paid until there is an actual recovery. The lawyer is also probably advancing the out-of-pocket expenses along the way. It can take quite awhile to resolve a case. So, the lawyer is out there doing their thing,

and it may be 12 months or more until payday.

Let me be clear: Any resemblance of personal injury cases to a role-of-the-dice may not be entirely far-fetched. Is it a good idea to hire one of the firms that advertise, or perhaps a smaller outfit, or an individual lawyer who specializes in personal injury work?

For once, an easy one to answer: This is *your* decision. What gives *you* the most comfort? Do you want someone you can reach without too much trouble? Or do you want someone who will take most, if not all, of it off your hands, tell you where to go for treatment, communicate sparingly, and let you know when there is a recovery? Does the lawyer or firm have a solid track record?

Put another way, if you decide to buy a car, do you just visit one dealership? You don't shop around? To better grasp the personal injury landscape, let's review the processes involved in handling a p.i. case.

First, the lawyer can try to resolve the matter without going to court, which requires getting the records and bills on the injured client, working out any liens for treatment and care – liens being when the provider is paid from a recovery not from health insurance – and/or working out a lien for the health insurer as well who makes payments along the way for care and treatment. Further, it can mean assisting the client with his or her vehicle, whether it is in the shop or totaled. Energetic effort may be needed to seek to recover as much as possible when a car is totaled. There are steps to take to try to bolster the amount the insurance company will pay for the car's value. A rental car may also be needed. There may be lost wages. There may be projected future medicals.

Some lawyers go to court quickly and let it play out there. In court, you will be subject

**See Automobile Accident, page 4**



Personal Injury Law. Image provided by Ron Sokol.

# Finance

## The Five Million Dollar Lesson: Why Being “Smart” Isn’t Enough

By Geoff Sokol, Private Wealth Advisor

One quiet morning, as the world buzzed with the usual hustle and bustle, he sat alone in his office, staring at the flickering blue light of his computer screens. The once humbling yet exhilarating dance of numbers had ground to an eerie silence. His heart pounded as the realization dawned: he had lost 95% of his net worth. This wasn’t caused by recklessness, nor a lack of understanding. In fact, he was a pioneer in the FinTech space, a co-founder who understood the architecture of global markets better than many Wall Street professionals. If you didn’t see it happen firsthand, then you’re probably wondering: how in the world is that possible?

For years, he put in twenty-hour days, seven days a week, in what he describes as the most meaningful working years of his life. As is the case with most ‘overnight success stories,’ the reality is that there was a decade of hard work that the people simply didn’t see. Yet as the valuation ballooned, it became clear that his industry mastery bred a blind spot in his personal finances. A phenomenon I like to call ‘Market Pro, Household Rookie.’ While he had more equity compensation than he knew what to do with, he became a novice in managing his own personal circumstances.

Owning private equity might look good on a balance sheet, but it does nothing to improve the balance in your checking account. With that in mind, I would ask about exercising these options from time to time, in other words, the actual realization of the proceeds. “I haven’t really thought about it,” is a surprisingly common answer when I ask people about their employee stock options. That or, “yeah, but I really don’t want to pay taxes.” To be clear, I dislike high taxes as much as the next guy, but you know what I hate even more? Watching wealth slip through the fingertips.

More time passes, and still no activity on that front. I can’t help but ask a few more questions: *have you done any tax planning? Better to realize the gain and pay some tax to derisk. Get some chips off the table, right? Plus, don’t you think it might make sense to diversify out of the over-concentration in your company? Would it help to have a plan?* “Yeah, we’ll get to it eventually,” he says. “For now, the share price keeps going up. Plus, I really believe we can still 10x from here.”

Fast forward a bit later, and as part of a strategy to minimize taxes, my friend had moved abroad, establishing foreign entities, structuring complex trusts, and opening bank accounts in non-US jurisdictions. Without outside assistance, this was the prep work he decided to do for his early 40s retirement. Each night, the weight of uncertainty gnawed

at him, leaving him restless and straining his closest relationships. Unfortunately, by the time he was finally ready to start transacting, the shares had lost more than 95% of their value.

He may be one of the brightest guys I know, but he’s not smarter than the three wisest: coulda, woulda, and shoulda. In all emerging industries and hot sectors, the competition comes fast and furious. Investors love a growth story that captures both imagination and market share. Conversely, investors flee decelerating growth while losing market share. This is the harsh reality: Delay Decays. Letting opportunities slip by can lead to devastating consequences.

It brings me no joy to affirm that there are lessons in this story for people from all walks of life. The common takeaways from stories like these are not about intelligence, greed, envy, or some combination of negative attributes. That misses the mark. When we fail to take inventory of our personal circumstances and never reassess where we have been, where we are going, and what comes next, we will miss our window of opportunity. When we are finally ready to act, sometimes it is already too late.

Fail to look out the window once in a while, and you’ll miss your train stop. But imagine the relief and satisfaction of stepping off at the right station, the sun warming your face, knowing your journey is on track. Instead of lamenting potential losses, you’re poised and prepared for anything that comes next. All it takes is just a bit of awareness and timely action.

*Geoff Sokol is a financial advisor and investment banker who works with entrepreneurs on exit planning, capital strategy, and building durable wealth outside their business. His work sits at the intersection of finance, strategy, and life design. This article is for thoughtful reflection, not personalized financial advice. (310) 947-4353, geoff.sokol@gtria.com •*



Geoff Sokol

# Check It Out

## Harriet Hound by Kate Foster

By Cathie Hinkle, Library Assistant-El Segundo Public Library

January is always a strange month of reading for me; holiday books have been unwrapped, read, and donated. Not quite ready for romance month and Spring launches are still a few months away. So, I usually find myself reaching for comfort youth books like *The Black Stallion*, *Harry Potter*, or browsing the new Youth bookshelf which is where I found this month’s read.

*Harriet Hound* lives in Labrador, Australia with her parents and brother, Hugo. She is autistic, energetic and she loves animals—especially dogs. Right next door to her home is the rescue shelter-Hound’s Rescue—that Harriet’s grandparents founded. Harriet loves helping take care of the dogs. She is extremely bright and has fantastic problem-solving skills. She also has something else that makes her extra super.

On Harriet’s eighth birthday, she finds a box from her Nana, who is off having adventures of her own. The box contains directions for a magic spell to turn her and the dogs of her choice into superheroes, complete with matching P.J.’s and a rainbow! Harriet is so excited to find out that her Nana is a superhero and even more excited to start her own superhero adventures.

I absolutely fell in love with this book. Harriet is spunky, loves the world she lives in and is extremely comfortable sharing her world with the reader.

We follow Harriet as her everyday errands with her family turn into mysteries that need to be solved by her and her fuzzy sidekicks.



Harriet Hound by Kate Foster

She quickly figures out how to use her magic spell and has a blast choosing the perfect dog to accompany her on her adventures. During these mysteries, Harriet explains why she stims, how she loves soft clothing, and how her mom and dad and brother help her feel safe. I loved this part of the book so much. Just like Harriet, I love super soft clothing and prefer quiet settings. It is nice having adventures but always nice going home.

There are three adventures in the book: *Harriet Hound and the Vanishing Vegetables*, *Harriet Hound and the Sudden Storm* and *Harriet Hound and the Carnival Catastrophe*. Each adventure is about eight chapters in length. The font is Chaparral Pro which makes the typeset easier to read. Each page is also broken up with larger words and the book contains a few black and white digitally created illustrations which breaks up the chapters nicely.

At the end of each short chapter is “Harriet’s Fact Sheets!” which lists different breeds and fun facts about them. At the end of the book is also “Harriet’s Guide to Rescuing a Dog!” which explains the pros of rescuing a dog but also makes sure the reader understands rescuing a dog is something that needs to be considered carefully.

Overall, I enjoyed the positive vibe from this book and how Harriet uses her unique skills to problem solve. I also found the strong family message reassuring. The story is written in a way that is engaging for children, might be a nice pick for adult and child to read together.

The Lexile rating for this gem of a story is 800 (age range 6-9 years) and can be found in the New Books collection in the Youth Area at El Segundo Public Library.

For more mystery books and other books about animals visit <https://libbyapp.com/library/scdl/guide/kids>. •



Cathie Hinkle

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# Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

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## Get Your Grub On: Hawthorne Eats Week is Here



The City of Hawthorne invites residents and visitors to dine local during Hawthorne Eats, the City's first-ever restaurant week, taking place January 25 through January 31, 2026. This initiative celebrates Hawthorne's diverse culinary scene while supporting local restaurants, small businesses and community pride. Throughout the week, participating Hawthorne restaurants will offer special menus and promotions, inviting diners to discover new neighborhood favorites. Hawthorne Eats will conclude with Hawthorne Street Eats, a free closing celebration taking place Saturday, January 31, from 12:00 to 4:00 p.m. along 126th Street. Photo courtesy of City of Hawthorne Facebook page.

## City of Hawthorne Highlights General Plan Update Community Workshops and Next Steps

The City of Hawthorne continues to move forward with its General Plan Update, a long-range planning effort that will guide the City's growth, development and policy decisions for the next two to three decades. Recent community workshops marked an important milestone in engaging residents, business owners and stakeholders in shaping Hawthorne's future.

The City's General Plan informs decisions on land use, housing, transportation, public spaces, infrastructure and sustainability, ensuring that future development aligns with community priorities and state requirements while supporting a balanced, resilient city.

"The current General Plan was adopted in 1990-1991 and is a reflection of the City's goals and policies of that time," said Planning Director Gregg McClain. "Obviously, the world has changed significantly since then. Once desirable goals are holding the City back in its economic development efforts, its need to address the housing crisis and how the City responds to the needs of the residents. This update is more than just making goals that reflect the values of this time, it is being designed to allow it to be more easily adaptable to future changes."

As part of its outreach efforts, the City released a community survey and an interactive mapping survey on September 16, 2025 to gather broad public feedback. Residents can now view the results of the mapping survey (<https://engage.publiccoordinate.com/en/project/city-of-hawthorne-general-plan-update>), which highlight location-based concerns and desired improvements related to parks and green space, safety, development opportunities and mobility throughout Hawthorne.

Building on this initial input, the City hosted an in-person General Plan Update

community workshop on November 6, 2025. The workshop provided residents and business owners an opportunity to learn about the General Plan process, understand its long-term impacts and share their priorities and vision for Hawthorne. City staff emphasized that meaningful community participation is essential to developing policies that reflect local needs and values.

To expand access and participation, the City also hosted a virtual community workshop on November 13, 2025. The virtual meeting covered the same material as the in-person session and was designed to engage individuals who may be unable to attend meetings in person due to scheduling constraints or mobility challenges. Offering multiple formats is part of the City's broader strategy to ensure inclusive participation in long-range planning efforts.

Feedback gathered through the workshops, online outreach, stakeholder meetings, an advisory committee and pop-up engagement events revealed several recurring themes. Community members expressed strong interest in promoting economic growth, addressing commercial vacancies, improving cleanliness and expanding public spaces such as parks and potential farmers markets. These priorities will help inform the development of the General Plan's policies and implementation strategies.

The next steps in the General Plan Update process will focus on developing and refining the Plan's individual elements, incorporating community feedback and sharing progress with the public. Additional outreach opportunities will allow residents and stakeholders to help fine-tune the goals and objectives that will guide Hawthorne's future.

Community members can stay informed and engaged by visiting the City's General Plan Update webpage (<https://www.cityofhawthorne.org/departments/planning/general-plan-update>).

Residents may also subscribe to City email notifications through the City's homepage (<https://www.cityofhawthorne.org/home>) and follow the City's social media channels for announcements related to the General Plan Update.

thorne.org/home) and follow the City's social media channels for announcements related to the General Plan Update.

- Provided by City of Hawthorne •

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# Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

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## Nurturing Hearts and Minds: Anderson Students Explore Mindfulness



We are excited to share a wonderful highlight from our Anderson community. Every Wednesday during lunch, our Master Level Social Work Intern, Anne Rickard, leads a Yoga/Mindfulness Group that has quickly become a favorite for many students. This weekly gathering gives students a peaceful moment in the middle of their day to breathe, stretch, and focus on their emotional well-being. During each session, students practice grounding techniques, gentle yoga movements, mindful breathing, and calming strategies that help them learn how to regulate their emotions. These simple yet powerful skills support students in managing stress, building confidence, and returning to class feeling centered and ready to learn. Photo courtesy of Lawndale Elementary School District Facebook page.

### Automobile Accident

to discovery, during which the other side is going to try to look into your history. It is important to assess whether the court is a good choice and to understand what may arise.

Some other issues come to mind. One is whether your spouse has a claim for loss of consortium, which means your relationship has been adversely impacted by the accident. Also, did you lose personal property of some value? And, is there any comparative fault? Maybe you are 20% to blame, so recovery may be reduced by that percentage (instead of getting 100, you get 80).

Your lawyer wants to get the police or traffic collision report, if there is one. This can take time, and sometimes a lot of persistence. Getting a medical examiner's report, if there is a death, can be quite an undertaking – no pun intended.

In sum, whoever handles your claim has a lot of work to do. Any notion that a personal injury lawyer can skate by, touch a few buttons, get a few items, and recover a bunch of money is unrealistic. It's work, and it takes actual skill. Sometimes that means

understanding the medical issues facing the client. Sometimes it means trying to keep the client's spirits up, as they suffer harm and injuries while the insurance company and/or the other party is uncooperative.

Getting medical records and bills should not be too difficult, but it often is. Some facilities just do not have a set-up that is navigable without a compass, flashlight, magnifying glass, and ten packs of patience.

If you are injured in an automobile accident, I believe it is sensible to have a lawyer assist and represent you. I have seen laypeople stumble around, get snookered by an insurance company, and simply not recover what they should.

There are some cases where your attorney packages everything up nicely and neatly, and then the insurance company asks to see prior years' records, as many as five years or more. This signifies that before the insurance company will part with any moolah, it wants to explore your prior history. Maybe the injuries complained of today existed years ago, in reality. Maybe you have been depressed for

a long time. The insurance company might even want you to be examined by its own doctor; this is not common if you have not filed a court action, but it is at least possible.

If you go to court, that is going to take out of pocket, often paid for by the lawyer, but recoverable by him or her from any recovery. A court case is going to take time, require a lot of energy, and involve a number of additional hoops. You might even have to go to trial.

I said it above, but I will say it here again: If you have the impression that handling a motor vehicle accident case is easy, particularly if liability is admitted, and is just not that big of a deal, I beg to differ. It can be very hard work, which takes genuine persistence and equal patience in any given instance.

This is not to say I support "Pat Your Lawyer on the Head" week. I just wanted to get the word out that personal injury lawyers work for their keep.

To sum this up: If you have the misfortune of suffering injury and/or loss in a vehicular accident, finding your way to a reliable,

from front page



Pain and Suffering.

thoughtful attorney who will seek to bring you some adequate recompense is a good idea. As for who you should call, who will fight for you, and who will be your best champion, take your time finding the right fit. If it turns out not to be a good choice, you can replace that lawyer; keep that in mind as well. Oh, and one final piece: The percentage the lawyer is entitled to charge is negotiable up front. •



The Road to Recovery. Images provided by Ron Sokol.



Auto Accident.

# Torrance Tribune

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## West Torrance High Cross Country Wins 2025 CIF-SS Championship



This week, Torrance City Council recognized the West High School Boys' Cross Country team for their recent CIF-SS Championship. This Division 3 championship team held an impressive undefeated 2025 season. Photo courtesy of City of Torrance Facebook page.

## Seniors

### Seeing the Possibilities: Living with Low Vision

(Family Features) - Millions of Americans are living with low vision, a visual impairment that can turn everyday moments - recognizing a friend's face across the street, reading a recipe or checking a text message - into unexpected challenges.

Low vision isn't a natural part of getting older, though the conditions that cause it do become more common with age.

Whether low vision is affecting you or a loved one, Low Vision Awareness Month is a perfect time to have your eyes examined for signs of eye diseases and to take steps to make daily life easier if you are

experiencing low vision.

Consider this information from the National Eye Institute to make the most of your vision and improve your quality of life.

#### Understanding Low Vision

You may have low vision if you can't see well enough to read, drive, recognize faces, distinguish colors or see screens clearly.

Many different eye conditions can cause low vision, but the most common causes are age-related macular degeneration, cataracts, glaucoma and diabetic retinopathy, a condition that can cause vision loss in people with diabetes.

The most common types of low vision are:

- Central vision loss (not being able to see things in the center of your vision)
- Peripheral vision loss (not being able to see things out of the corners of your eyes)
- Night blindness (not being able to see in low light)
- Blurry or hazy vision

#### Diagnosing Low Vision

Your doctor can check for low vision as part of a simple, painless comprehensive

dilated eye exam. He or she will ask you to read letters that are up close and far away and will check whether you can see things in the center and at the edges of your vision.

Then eye drops are used to widen your pupils and check for other eye problems - including conditions that could cause low vision.

Low vision is usually permanent, but glasses, medicine or surgery may help with daily activities or slow progression.

**See Seniors, page 7**



Photo courtesy of Shutterstock.

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# Inglewood News

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## A New Chapter Begins at the Morningside Park Branch Library



Our community came together to celebrate the library's reopening. The newly refreshed 3,000-square-foot space at 3202 W. 85th Street now features new furniture, a computer lab, and versatile activity areas for all ages to enjoy. The doors are open, the shelves are full, and we can't wait for you to experience it. Stop by and see what's new. Photo courtesy of City of Inglewood Facebook page.



**GUNDOGRAM**  
SUBMIT YOUR YUM DISH!!

### Mini Cheddar Corn Bites

Provided by Campbells Soup Corp.

You're going to love these Mini Cheddar Corn Casseroles, a fun and flavorful twist on the classic holiday side dish. What makes this recipe truly stand out is the secret ingredient: Campbell's® Condensed Cheddar Cheese Soup. This addition guarantees a creamy texture, while infusing every bite with a rich, savory cheddar flavor that perfectly complements the corn. Easy to prepare and baked in a muffin pan for perfect individual portions. You can also bake them in a mini muffin pan for bite-sized corn casseroles that make a unique and delicious appetizer or party snack. For the classic-style side dish, see the recipe for Cheddar Corn Casserole.



#### Ingredients

- 1 can (10 1/2 ounces) Campbell's® Condensed Cheddar Cheese Soup
- 1/2 cup milk
- 2 egg
- 1 can (15.25 ounces) whole kernel corn, drained
- 1 package (about 8 ounces) corn muffin mix
- 1 cup shredded sharp Cheddar cheese
- 2 large green onion (scallion), finely chopped (about 1/4 cup)

#### Directions

- **Step 1:** Heat the oven to 350°F. Lightly grease a 12-cup muffin pan.
- **Step 2:** Beat the soup, milk and eggs in a medium bowl with a fork or whisk. Stir in the corn, corn muffin mix, cheese and scallions. Evenly pour the soup mixture into the muffin cups.
- **Step 3:** Bake 30 minutes or until golden and a toothpick inserted into the center comes out clean. Sprinkle casseroles with additional cheddar cheese and scallions if desired. Let stand 5 minutes before removing from muffin pan.

#### Tips

**To make Bite-Sized Corn Casseroles:** Lightly grease two 24-cup (1 3/4-inch) mini muffin pans. Evenly pour soup mixture into pans and bake as directed about for 25 minutes or until lightly golden and toothpick inserted in centers comes out clean.

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)

# Seniors

from page 5

## Living with Low Vision

If you have low vision, you aren't alone. There are steps you can take to make life easier. For minor vision loss, simple adjustments like using brighter lights, wearing anti-glare sunglasses and using magnifiers can help. Changing the settings on your phone and computer to increase contrast, make text larger or have the device read out loud may also help.

If your vision loss is getting in the way of everyday activities, ask your eye doctor about vision rehabilitation. These services can give you skills and resources to help manage your daily life and keep your independence. Examples include:

- Employment and job training
- Environmental modifications, like improving lighting and contrast

- Assistive devices and technologies, like magnifiers, filters and screen readers
- Adaptive strategies for daily living and independent living skills training
- Emotional support, like counseling or support groups
- Transportation and household services

Finding the right vision rehabilitation services and support may take time, but working

closely with your eye doctor or care team is an important first step. Discuss your needs and goals for living with your visual impairment so they can help identify the best services for you.

For additional resources and information on vision rehabilitation, visit [nei.nih.gov/VisionRehab](https://nei.nih.gov/VisionRehab).

– Source: National Eye Institute. •

## PUBLIC NOTICES

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  
 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](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

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

**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

HI-29111

HH-29106

**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#  
 LAWDALE TRIBUNE Lawndale Tribune Pub. 1/22, 1/29, 2/5/26

HL-29114

**Order to Show Cause for Change of Name Case No. 26TRCP00028**  
 Superior Court of California, County of LOS ANGELES  
 Petition of: JENNIFER EVANS FOR MINORS SAMANTHA ANDI AND KAITLYN ANDI for Change of Name TO ALL INTERESTED PERSONS:  
 Petitioner JENNIFER EVANS FOR MINORS SAMANTHA ANDI AND KAITLYN ANDI filed a petition with this court for a decree changing names as follows:  
 a. SAMANTHA ANN ANDI TO SAMANTHA ANN EVANS  
 b. KAITLYN MAY ANDI TO KAITLYN MAY EVANS  
 The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must

file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
 Notice of Hearing:  
 Date: March 13, 2026, Time: 8:30 AM., Dept.: E, Room: 500  
 The address of the court is:  
 825 MAPLE AVE  
 TORRANCE, CA 90503  
 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:  
 Torrance Tribune  
 Date: January 22, 2026  
 Alan B. Honeycutt  
 Judge of the Superior Court  
 Torrance Tribune 1/29, 2/5, 2/12, 2/19/26

HT-29115

## PUBLISH YOUR PUBLIC NOTICES HERE

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**ABC NOTICES: \$125.00**

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

**NAME CHANGE: \$200.00**

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Sapphire

Since 1997, Kitten Rescue has rescued cats and kittens from a variety of situations. Young or old, tabby or Siamese, we care for orphaned and abandoned kittens that need to be bottle-fed around the clock, moms with litters, cats that need socialization, and sick or injured animals. When they are finally ready for their fur-ever home, we will help match you with the purr-fect one. When you adopt, you save a life... and in turn enrich your own.

So many wonderful kittens and cats are often overlooked by no fault of their own... senior cats, bonded pairs, blind or deaf kitties, FELV+ cats and black cats (whose black canine counterparts are also passed by). All would cherish the chance to become a member of your family. Kitten Rescue would love the opportunity to answer any questions you may have.

**Sapphire** is a super sweet, funny tuxedo boy who loves to cuddle and share his love with everyone. He has an equal amount of kitten energy and cuddle energy. Sapphire loves to lay on your chest and go under the covers with you. This clever little guy is always interested watching and participating in anything you are doing. He will be your shadow following you around, so he does not miss out on anything. With his unique personality, he also enjoys playing in the sink and splashing himself with



Silk (right) and Jute (left)

the water. Since he still has young energy, Sapphire must be adopted with another kitten or to a home with a young cat already in the home. If you are interested in learning more about him or in adopting him please email [carmen@kittenrescue.org](mailto:carmen@kittenrescue.org).

**Ruby**, our resident pacifist, has a gentle temperament which somehow enrages our permanent cats, so we must keep her separated from them. She is a cat who would rather do anything than fight, probably because she is a mother who gave birth to two litters of kittens and therefore has no time for foolishness. However, Ruby is by no means a couch potato! She lights up when humans play with her, loves to sprint full speed after feather toys, and will do adorable jumps of joy as she is playing. Ruby would do well as a pampered only-cat, yet she seems to blossom around other friendly cats. Ruby hopes that she can work her magic on your family. Please contact her foster at [pdokko@gmail.com](mailto:pdokko@gmail.com).

**Silk** is the bold explorer! Silk and her brother Jute were just babies when they were dropped off at the shelter too young to eat on their own and placed on the euthanasia list. Now this pair is thriving, playful, and full of life! Silk is a confident, curious little adventurer who loves discovering every nook and cranny of her world. You will find her

chasing spring toys, zooming through tunnels, or playing chase with her brother, Jute. When playtime winds down, she transforms into the ultimate cuddle companion. Silk brings a perfect mix of sugar and spice and everything nice to any home. If you are looking for a kitten who is equal parts daring explorer, superstar, and snuggle bug, Silk is your girl! We would love Silk and Jute to be adopted together. She will also do great with any other young kitties she can socialize with. Please contact the foster at [cjmacias93@gmail.com](mailto:cjmacias93@gmail.com)

**Jute**, Silk's brother, is The Energizer Bunny in a kitty disguise. He is a sweet little guy who is the total package — playful, cuddly, and full of personality! The moment you pick him up, Jute starts purring like a tiny engine. He loves to snuggle, nap right next to you and will happily be your bedtime buddy. He is also the life of the party — zooming through tunnels, chasing toy mice, and playing chase with his sister. There is a sweetness to his energy. When he is not showing off his moves, he will be chatting adorably with you in the cutest little meows. If you are looking for a kitten who is equal parts cuddlebug and goofball, Jute is your boy. Jute and his sister Silk are inseparable — where one goes, the other is sure to follow. They are a bonded pair and need to be adopted together into



Ruby

a loving forever home. Please contact the foster at [cjmacias93@gmail.com](mailto:cjmacias93@gmail.com)

These cats and kittens are available for adoption through Kitten Rescue, one of the largest cat rescue groups in Southern California. All our kitties are spayed/neutered, microchipped, tested for FeLV and FIV, dewormed and current on their vaccinations. For additional information to see these or our other kittens and cats and for a list of our weekend adoption events, please check our website [www.kittenrescue.org](http://www.kittenrescue.org).

The donations and support we receive from individuals like you, who share our love and commitment to helping cats and kittens in Los Angeles, are the sole reason we are able to do what we do. We are grateful for your financial help. By making even a small donation today, you can touch the lives of the many deserving, wonderful animals in our care. There are many ways you can donate and help, and every dollar means so much. Kitten Rescue is a 501(c)(3) nonprofit. Your tax-deductible donations for the rescue and care of our cats and kittens can be made through our website or by sending a check payable to Kitten Rescue, 3519 Casitas Ave., Los Angeles, CA 90039.

Saving one animal won't change the world, but the world will surely change for that animal. •

*"A kitten is the delight of a household. All day long a comedy is played out by an incomparable actor."*

— CHAMPFLEURY

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