

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. 21 - May 21, 2026

Inside This Issue

Classifieds	2
Contact Information	2
Book Review.....	2
Hawthorne.....	3
Lawndale	4
Torrance.....	5
Inglewood.....	6
Legals	6-7
Pets.....	8

Weekend Forecast

Friday
Mostly Sunny
68°/59°



Saturday
Mostly Sunny
68°/59°



Sunday
Mostly Sunny
67°/58°



Little Learners With Big Futures



Congratulations to our Early Learners graduates. We are so proud of all you've accomplished. We hope you continue to learn, grow, and shine bright as you take on your next adventure. Photo courtesy of City of Inglewood Facebook page.

Power Outage, Budgets, and Time Out

By Ron Sokol

Hawthorne is really getting into a groove. In fact, I have been working on a column about how the City of Good Neighbors is really stepping up its game.

But there is now a nagging concern. Remember years ago, when the movie Jaws came out? Any number of us became a bit nervous about wading into the ocean. Well, with regard to the Hawthorne City Council, the past few meetings have been constructive, with limited, if any, unpleasant sniping, and each meeting has been quite efficient. The April 28 Council meeting lasted less than two hours. Given this trend, watching and reporting on the City Council did not carry a sense of apprehension.

Then, unfortunately, came the most recent May 12th Council meeting. From start to finish, it lasted over four long hours. There was not only a brief power outage, but a recess required by Mayor Vargas, who banged the gavel because there was a notable lack of decorum. In fact, a lot of time was spent watching and listening as certain members of the Council bickered and argued, with Council member Manning expressing dismay that she is being smeared and attacked by Mayor Pro Tem Johnson and Mayor Vargas, who in turn pointed out that Ms. Manning has violated an agreement the Council adopted a year ago, that Ms. Manning may have acted unethically, and that she also may have left the City open to liability.

Council member Reyes English, as has been the pattern, joined in support of Ms. Manning. Thus, we had elected officials squaring off, two-on-two, with Council Member Monteiro seeking to be the voice of reason. City Attorney David Caceres, ever calm and articulate, sought to defuse the situation and explain the particulars. At the same time, the usually unflappable City Manager Von Norris expressed worry because he was unclear what he was supposed to do. A vote was finally

taken and unanimously approved regarding an upcoming Mother's Day Event, which is addressed further below. Maybe, just maybe, the waters will be calm.

Bottom line: The residents of Hawthorne expect their City Council to do very good work and to accomplish their tasks in a manner that is not embarrassing. Or, as an alternative, to resolve their differences in a closed or private session. Why do we have to be witness to their conflicts? Is that transparency? Seems more like a way of draining optimism.

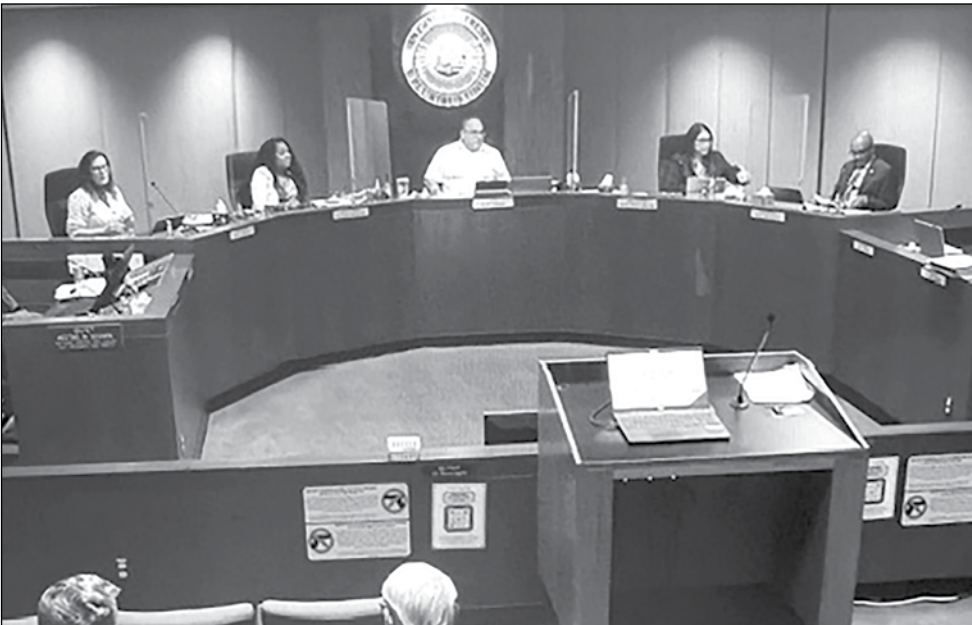
Perhaps the invocation that begins each Council meeting should include a plea to the good Lord to prevail upon the current Council members to conduct themselves in a manner that sheds only positivity on the City of Good Neighbors. After all, the bitterness among them is very unappetizing. The position enunciated by Mayor Pro Tem Johnson about Ms. Manning had a basis in reality. The remarks of Mayor Vargas about the risks related to what Manning did were not made up. At the same time, voters

elected Katrina Manning, as they did with Reyes English. They each work very hard, and each has their respective supporters. So, there must be a better way for Hawthorne's elected officials to deal with their disputes than public displays of animosity and derision.

Now, then, a summary of the May 12th Hawthorne City Council meeting, which, to be clear, had several actual highlights:

The meeting began with both an invocation and an Irish prayer. Several residents came forward during the Public Comment segment. Olivia Valentine, former member of the City Council, sang the praises of the Farmer's Market, which is now happening every Sunday adjacent to the Ainsworth Sports Center. Veletta Crawford, who is with the Hawthorne Chamber of Commerce and the Hawthorne Kiwanis Club, remarked that she moved from Washington, D.C., to Hawthorne three years ago. She had very good things to say about the City and wanted to share her happiness.

See City Council, page 4



Time Out! Image provided by Ron Sokol.

Check It Out

Author Spotlight: Rachel Gillig

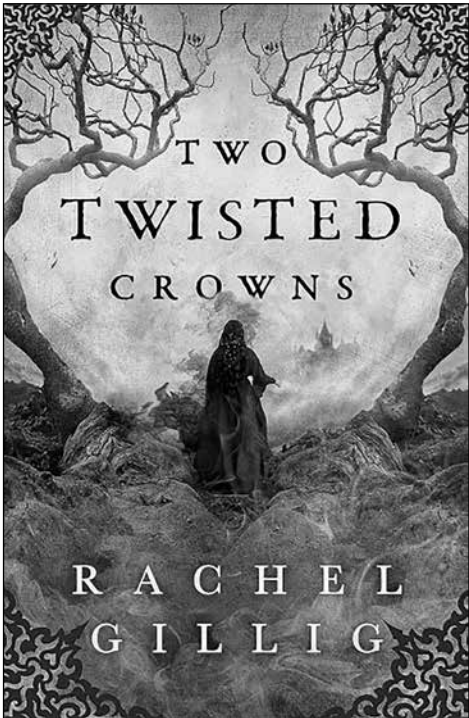
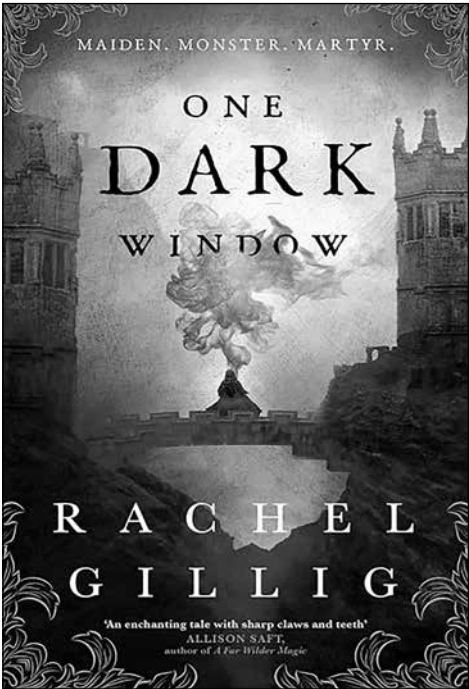
By Kristina Kora-Beckman, Senior Librarian, El Segundo Public Library

California coast author Rachel Gillig creates immersive, engrossing dystopias filled with dark intrigue, disturbingly dysfunctional power systems and relatable, yet flawed, characters. Gillig’s latest outing, *The Knight and the Moth*, the first of her sophomore series, *The Stonewater Kingdom*, centers on a young prophetic, Sybil Delling, and her fellow founding girl Diviners, who have traded a decade of service dreaming of Omens, predicting the futures of the rich and powerful, for a home in the great Aisling Cathedral. Part gothic mystery, part hopeless quest, this story’s characters discover the horrific truth behind their worldview, grapple with impossible decisions of what to do with the information and how to move forward in a world that is forever changed. I loved the

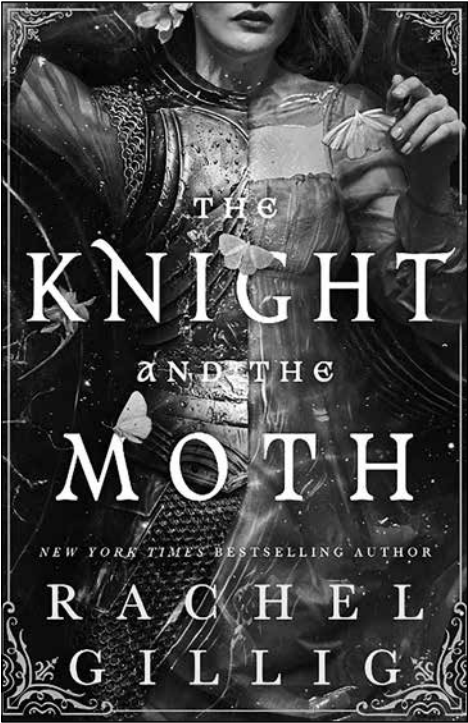
complicated relationships, inventive origin story and creative ways in which “magic” manifested. The tale also explores the cost of powers and the lengths those that thirst for it will go to maintain control in society.

I also enjoyed Gillig’s debut series, *The Shepherd King*, a duology about Katherine, a young girl infected with a magical plague that makes her a conduit for powers bound in enchanted cards. Systemic corruption, outwardly “normal” appearing characters struggle to balance good intentions with dark impulses in this romantasy tale that explores how magic, with the power it gives, comes at a cost, often of someone’s freedom. I look forward to savoring Gillig’s next richly imagined installment, *The Knave and the Moon*, due out in September 2026.

To check out Rachel Gillig’s titles, in print or ebook, please visit our website, www.elsegundolibrary.gov, to apply for your free library card. For more reading suggestions or to share your latest read, please stop by the teen/adult or youth service desks, we’d love to chat about books! •



The Shepherd King Series by Rachel Gillig.



The Knight and the Moth by Rachel Gillig.



Kristina Kora-Beckman

Seniors

Your Medicare Roadmap: What to Know Before You Turn 65

(Feature Impact) - Sixty-five is more than a number. It’s a milestone. A moment to reflect on where you’ve been and look forward with confidence to what comes next. For millions of Americans, turning 65 also means unlocking one of the most valuable benefits you’ve earned: Medicare.

The best is still ahead, and it starts with knowing your options. The official source for Medicare information, Medicare.gov, is here to help with clear, trusted information.

The path to Medicare is not the same for everyone. Some people get Medicare automatically and others have to sign up. It depends on whether you are already getting Social Security. Either way, you’ll want to choose how you get your Medicare coverage.

Get information for your path at Medicare.gov, where you can find out when and how to enroll and explore your coverage options.

Understanding Your Medicare Coverage Options

When you first sign up for Medicare, you choose how to get your coverage. There are two main options: Original Medicare and Medicare Advantage.

Original Medicare is health coverage provided directly by the federal government. It has two parts:

- **Part A (Hospital Insurance)** covers inpatient hospital stays, skilled nursing facility care, hospice care and home health care. Most people pay no premium for Part A.

- **Part B (Medical Insurance)** covers doctor visits, outpatient care, preventive services (like screenings, vaccines and annual wellness visits) and durable medical equipment like wheelchairs and walkers. The standard Part B premium is \$202.90 per month and is typically deducted from your Social Security check.

With Original Medicare, you can visit any doctor or hospital in the U.S. that accepts Medicare. You can also add optional coverage to help manage costs:

- **Medigap (Supplemental Insurance)** helps pay your share of Medicare costs.

- **Part D (Prescription Drug Coverage)** helps pay for medications.

Medicare Advantage is an alternative to Original Medicare that provides Part A and

Part B and is offered by private insurers approved by Medicare. You still pay the Part B premium. Some plans charge an additional premium – though many carry a \$0 plan premium and may even help cover part of your Part B cost. Most plans include in Part D drug coverage along with extra benefits like dental, vision and hearing. Keep in mind most plans require you to use doctors within the plan’s network.

5 Steps to Enroll with Confidence

1. Use official sources. Go to Medicare.gov or call 1-800-MEDICARE for step-by-step, personalized guidance on coverage and enrollment.

2. Start early. You don’t have to wait until your birthday. Explore your options now so you’re ready when your enrollment window opens.

3. Know your enrollment path. Your path depends on your circumstances – some people are automatically enrolled and some are not. There are unique steps for people who are still working.

4. Avoid late enrollment penalties. Missing your enrollment window can result in a permanent premium penalty for both Part B and Part D. Signing up on time protects your wallet for years to come.

5. Compare plans and save. At Medicare.gov, you can compare plan costs side-by-side, based on the specific drugs you take. A quick comparison could save you money each year. You can also confirm your current doctors are in-network before you choose a plan.

Turning 65 is a milestone worth celebrating and it’s the perfect time to focus on what matters most: your health and well-being. That includes eating well, exercising and making sure you have health insurance that fits your needs. There’s no one-size-fits-all plan. What’s important is finding an option that works for you and your health and financial needs.

Start your journey at Medicare.gov – your roadmap to a healthier and confident future.

Information provided by the U.S. Department of Health and Human Services.

– Source Provided by Centers for Medicare & Medicaid Services •

Classifieds

PLEASE NOTE OUR CLASSIFIED ADS POLICY:

- Classified ads must be submitted in writing by email. Send ad copy to: class@heraldpublications.com.
- Submissions & payments are due no later than NOON on Tuesdays. We take Visa and/or MC credit cards ONLY. Cash and checks are no longer accepted. Late fee is \$20 extra.
- We do not allow paragraph breaks or other formatting except bolding of the first 3 or 4 words. Ad placement is usually sorted randomly... depending on space & layout... and at our discretion. Request for special placement will be \$20 extra per week. Request for special formatting will be \$10 extra per week. This is limited to bolding, caps, and border. Images, logos, etc are not allowed in classified ads.
- Classified ads are published in ALL our papers.
- Weekly renewal is \$10/wk IF you notify us WITHIN your ad run timeframe...else renewals are full price.
- You may cancel your ad at any time by contacting us. No credit is given for unused/prepaid weeks.
- Publication confirmation will be emailed after approval. Earsheet, if requested, will be provided the Monday after Publication Date.
- Errors: Please check your advertisements immediately. Any corrections and/or changes in an ad must be requested prior to the following Tuesday deadline in order to receive a credit. A credit will be issued for only the first time the error appears. Multiple runs will only be credited for the first time the error appears. No credit will be issued for an amount greater than the cost of the advertisement.
- Beware: Employment offers that suggest guaranteed out-of-state or overseas positions may be deceptive or unethical in nature. If you have any doubts about the nature of a company, contact the local office of the Better Business Bureau, (213) 251-9696. Herald Publications does not guarantee that the advertiser’s claims are true nor does it take responsibility for those claims.
- We reserve the right to refuse publication of any ad for any reason.

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

El Segundo.
WANTED
ANTIQUES, COLLECTIBLES, jewelry, military, pottery, garden, mid-century, retro, art, ASIAN, silver, coins, stamps, anything unusual.

FREE APPRAISALS. You know us from Storage Wars. Buy/Sell. 310.322.3895. El Segundo.

To appear in next week’s paper, submit your Classified Ad by Noon on Tuesday. Late Ads will incur a \$20.00 late fee.

Classifieds

CLASSIFIED ADS - ONLY \$40

for twenty words or less.

Email class@heraldpublications.com or call 310-322-1831 for more information.



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PLEASE NOTE: Our web@heraldpublications in no longer working and our website can no longer take inquires or emails

*Our newspapers are adjudicated of general circulation accordance with the laws of California. El Segundo Herald, Case Number 372819; Hawthorne Press Tribune, Case Number 187530; Inglewood Daily News, Case Number 601550; Lawndale Tribune, Case Number 479346.

A Magical Disney Day at Zela Davis Elementary



Our students showed off their best Disney character attire and spirit, filling the school with bright smiles and imagination. Photo courtesy of Zela Davis Elementary School.

Finance

Is Refinancing Your Home a Smart Move for You?

(StatePoint) - Refinancing a home can be a smart move – if you time it well and understand the factors involved.

Refinancing means replacing your current mortgage with a new one, and doing so will result in a new rate, term and monthly payment. While refinancing does have some upfront costs, taking this step could improve your financial situation.

Reasons to Refinance

Some of the best times to consider refinancing include:

- When mortgage rates are lower than the rate of your current mortgage. Even small differences in mortgage rates can have a big impact on your monthly payment, and the total cost of your loan.
- When your financial situation has improved and you can secure a loan with a shorter term to build equity in your home faster.
- When your adjustable-rate mortgage is adjusting upward and you want to convert to a fixed-rate mortgage for the security of consistent payments.
- When you've built up significant equity in your home and could use the money from a cash-out refinance for home improvements or to improve your financial situation. With a cash-out refinance, you're refinancing your mortgage for more than you currently owe. In return, you're getting a portion of your equity back in cash.

Key Factors to Consider

Although refinancing your mortgage could save you money in the long and short term, it isn't free. The total cost to refinance your mortgage will be determined by your lender, credit score and location. As a general rule, you can expect to spend 3-6% of your loan principal on a refinance.

A quick check to see if refinancing makes financial sense for you is to calculate how long it will take to recoup the costs of the refinance. To do this, take the total cost associated with the refinance and divide it by your monthly savings. Note that this model will not work for cash-out refinances or if you are refinancing to reduce the term of your loan.

You'll also want to consider when you plan to move, and whether you're going to significantly extend your loan term. For example, if you have 20 years left on your 30-year fixed-rate mortgage and you refinance into a 30-year fixed-rate mortgage, you've essentially extended the term of your loan and will pay more interest over the life of the loan as a result.

You should work closely with a lender to discuss options that fit your goals. You can refinance through your existing lender or a new lender. What's most important is that the lender you choose is trustworthy and offers competitive rates and terms.

Crunch the Numbers

To determine how much it will cost you to refinance your mortgage, and how much money you can save by doing so, lean on free online resources. Freddie Mac's tools and refinance calculators can help you estimate payments, compare options and ultimately evaluate whether refinancing aligns with your

financial goals. Visit My Home by Freddie Mac at myhome.freddie.mac.com to access these resources.

When it comes to refinancing, timing is everything. Before taking this step, ensure it's the right move for you now.

– Source Provided by StatePoint Media, Inc. •

★ H A P P Y ★

★ ★ ★ ★ ★

MEMORIAL

★ ★ ★ ★ ★

Day

★ ★ ★ ★ ★

HONOR • REMEMBER • THANK

— ★ —

Herald Publications will be Closed on Monday, May 25.
Enjoy the day with your family and friends.

Lawndale Tribune

AND LAWDALE NEWS The Weekly Newspaper of Lawndale

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Congratulations to CVUHSD's Employees of the Year



The Board of Education proudly recognized three outstanding employees for their dedication, leadership and service to our students, staff and school communities: Classified Employee of the Year, Elizabeth Contreras, Principal's Administrative Assistant, Leuzinger High School; Certificated Employee of the Year, Linda Lai, Site Equity Coordinator, Lloyd High School; Management Employee of the Year, Ryan Tiomica, Physical Plant Manager, Lawndale High School, Lloyd High School and the District Office. Thank you for the meaningful impact you make across CVUHSD. We are grateful for your hard work, commitment and the positive example you set each day. Photo courtesy of Centinela Valley Union High School District Facebook page.

City Council

from front page

Next, a gentleman spoke about problems associated with some of the hotels along Imperial Highway. He was directed to work through the City's 3-1-1 Ap. Also, City Manager Von Norris encouraged him to speak with a police officer who was present. As such, it looks like he is going to get some needed help, and promptly.

So far, this is good, and the meeting went well for quite a while still.

City Manager Norris touted the time, effort, and dedication of staff and Council to demonstrate strong leadership on Hawthorne's budget. First up was Felice Lopez, the City's Director of Finance. She discussed in detail, and provided several charts, of what is being spent, what monies are available, the proposed General Funding for the City, and the overall proposed Budget for 2026-2027. It is a balanced budget. Felice was assisted by Shuntell Dixon, Revenue and AP Manager for Hawthorne. Questions were addressed, including those regarding housing funds, which the Federal Government has cut back. Kimberly Mack, Director of Housing, spoke to the current status. Clarity was provided.

Next, Chief of Police Eric Lane spoke in detail about the achievements of the Hawthorne Police Department, the efforts it is involved in, and its plans going forward. He mentioned that many of the officers are soon to receive

Medals of Valor.

Erick Chavez, Director of Social Media for Hawthorne, summarized the concerted steps being taken with social media, the City's newsletter, programming, and the City Hall display lobby to promote Hawthorne. Erick and his staff are working to deftly move the ball forward.

Selena Acuna, Public Works Manager, provided an overview of the Department's funding and the myriad activities in which Public Works is involved. Public Works' responsibilities involve building maintenance, graffiti removal, special events, grant projects, and airport maintenance. They remain shoulder to the wheel.

Erika Lampkin also addressed the Chamber. She is the well-respected Director of Human Resources for Hawthorne. Erika emphasized the commitment to maintaining a culture here so that people want to work for the City, like their jobs, and are valued.

Not surprisingly Council voted unanimously to adopt the City budget.

Several matters on the Consent Calendars were then approved. These included bidding for digital billboards, a letter agreement between the City and SpaceX for crosswalk improvements on Jack Northrop Avenue, and a FIFA-themed public art mural on Firmona

Avenue near the 105 freeway.

At this juncture, the mood dynamic changed rather dramatically. Mayor Pro Tem Johnson took up the issue that led to distasteful bickering among several of the Council members. To try to be as succinct as possible:

Council member Manning sent out a flyer with the City logo and, if I heard correctly, her photograph to promote an upcoming Mother's Day event; however, this is not a City-sponsored event. One concern is that people will believe this is something the City is handling and is directly involved in, when in fact it is a private matter Ms. Manning is promoting. She is paying for it; it is her event, not an event for or by the City. Mayor Vargas expressed the potential for City liability and that the event's marketing may amount to deception. Mayor Pro Tem Johnson emphasized that the rule pertaining to this event was fully agreed upon last May, that rule was to be followed, not violated or brushed aside; that rule separates actual City-sponsored events from the personal interests and endeavors of each Council member.

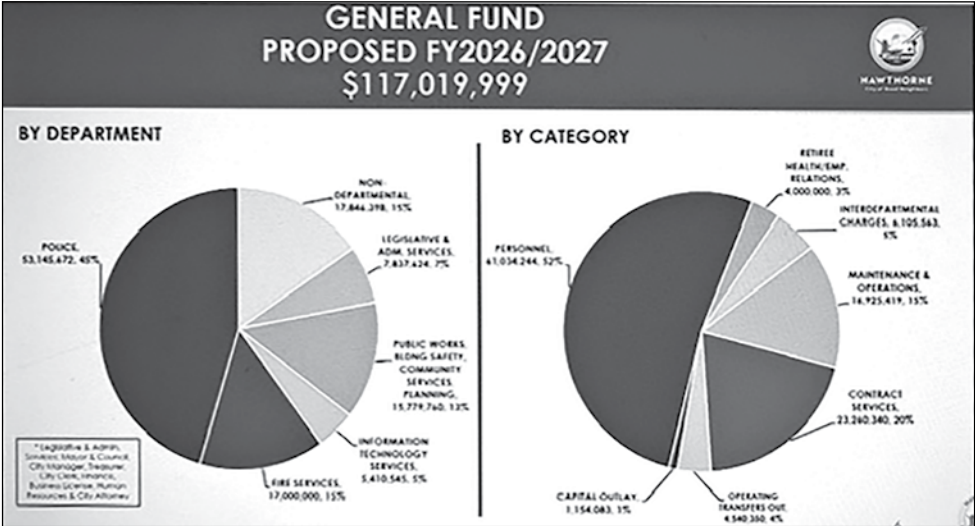
The exchanges broke down to such a degree that Mayor Vargas banged the gavel, and the Council had to take a recess. By the time it played out, and everyone had their say and

then some, the controversy was resolved by a vote which all Council members approved: The upcoming Mother's Day event is not a City-sponsored event, it is a Manning event. She is to no longer use the City logo on any of her personal promotions, she is to pay for all vendors, and City staff is not to be burdened. City Manager Von Norris will need some direction, which City Attorney David Caceres will provide. Unfortunately, along the way, Reyes English decried the behavior of Ms. Johnson and Mr. Vargas and chided them for what she called ridiculous pettiness. Ms. Manning spoke to those in attendance and to all those listening elsewhere that Council members Vargas and Johnson have it in for her and are badgering her.

If there is any good news about this part of the meeting, Mayor Vargas ultimately tried to calm the waters. The vote taken and agreed upon may have a constructive impact, but only time will tell. For now, it is fair to ask: Will observing the City Council meetings for the City of Hawthorne be like wading into the ocean where Jaws is lurking? Will you watch and listen to the Hawthorne City Council meeting, to keep up with the progress of the City of Good Neighbors, only to feel, at some point, that you are watching a professional wrestling match instead? •



Police Chief Eric Lane.



Budget Figures. Images Provided by Ron Sokol.



Selena Acuna, Finance.

Torrance Tribune

The Weekly Newspaper of Torrance

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A Special Day to Honor Our Armed Forces



Thank you for joining us at the 64th Annual Armed Forces Day Parade and Celebration. It was an amazing day at the Stars and Strides 5K, Military Exhibits, and of course, the Parade. Photo courtesy of City of Torrance Facebook page.



GUNDOGRAM

SUBMIT YOUR YUM DISH!!

Tamale Pie

Provided by The Campbell's Company

This is southwestern comfort food at its best...it features seasoned ground beef and corn topped with a cheesy cornbread topping...yum!



Ingredients

- 1 pound ground beef
- 1 medium onion, chopped (about 1/2 cup)
- 1 can (10.75 ounces) Campbell's® Condensed Tomato Soup
- 1/2 cup water
- 1 tablespoon chili powder
- 1 can (about 8 ounces) whole kernel corn, drained
- 12 ounces (1 package) corn muffin mix
- 1 egg, beaten
- 2/3 cup milk
- 1 cup shredded Cheddar cheese (4 ounces)

Send us a photo and recipe of your favorite dish.

We'd love to share it with the community. Send to: web@heraldpublications.com

Directions

- **Step 1:** Heat the oven to 350°F.
- **Step 2:** Cook beef and onion in a 10-inch skillet over medium-high heat until the beef is well browned, stirring often to separate meat. Pour off any fat.
- **Step 3:** Stir the soup, water, chili powder and corn in the skillet and heat to a boil. Spoon the beef mixture into a 2-quart shallow baking dish.
- **Step 4:** Stir the corn muffin mix, egg and milk in a medium bowl just until it's combined. (The mixture will be lumpy.) Spoon the corn muffin mixture over the beef mixture.
- **Step 5:** Bake for 30 minutes or until the corn muffin mixture is golden brown. Sprinkle evenly with the cheese.

Tips

Make It Spicy: Swap in Campbell's® Condensed Spicy Tomato Soup in place of our non-spicy, iconic Tomato Soup.

A stylized illustration of two men in traditional attire holding up a banner that reads "Daily". The men are wearing head coverings and patterned tunics. The banner is held high above their heads, and the word "Daily" is written in a decorative, cursive font. The background features a cityscape with buildings and a large, stylized sun or moon with rays emanating from it. The overall style is reminiscent of early 20th-century graphic design.

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 75, No. 21 - May 21, 2026

PUBLIC NOTICES

U.S. No.: 25-17642 Loan No.: *****3566
APN: 4011-031-004 NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/4/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, I 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 cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a 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.

Trustor: Harold W Forsha, An Unmarried Man

Duly Appointed Trustee: Prestige Default Services, LLC

Recorded 1/25/2022 as Instrument No. 20220096685 of Official Records in the office of the Recorder of Los Angeles County, California,

Date of Sale: 6/8/2026 at 11:00 AM

Place of Sale:

Behind the fountain located in Civic Center Plaza

400 Civic Center Plaza, Pomona, CA 91766

Amount of unpaid balance and other charges: \$455,292.66

Street Address or other common designation of real property: 8005 SOUTH 8TH AVE

Inglewood, California 90305

A.P.N.: 4011-031-004 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. All checks payable to Prestige Default Services, LLC.

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 (949) 776-4697 or visit this Internet Website <https://prestigepostandpub.com>, using the file number assigned to this case 25-17642. 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 (949) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 25-17642 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. 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: 5/4/2026
Prestige Default Services, LLC
1920 Old Tustin Ave.
Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (949) 776-4697
Nida Taylor, Foreclosure Coordinator
PPP #26-004804
Inglewood Daily News Pub 5/14, 5/21,
5/28/26

Notice of Sale of Real Property at Private Sale
Case#26STPB00692
In the Superior Court of California, for the
County of Los Angeles
In the matter of the Estate of Marta Avila, deceased
Notice is hereby given that the undersigned will sell at Private sale to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 29THday of May, 2026 at the office of FBT Gibbons, LLP, 620 Newport Center Drive, Suite 1400, Newport Beach, CA 92660 all the right, title and interest of said deceased at the time of death and all the right, title and interest the estate has acquired in addition to that of said deceased in and to all the certain real property situated in the city of Lawndale County of Los Angeles, State of California, particularly described as follows:
The East 42.45 feet of the North 118 feet of Lot 1, Block 75 of Lawndale Acres, in the City of Lawndale, County of Los Angeles, State of California, as per map recorded in Book 18, Page 128 of Maps, in the Office of the County Recorder of Said County.
APN# 4079-022-002
More commonly known as 4644 West 154th Street, Lawndale, CA 90260
Terms of the sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative.
\$10,000.00 to be deposited with bid.
Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.
Dated: 5/1/26
Maria Avila Gengenbacher, Psy.D.
Personal Representative of the Estate
Attorney(s) at Law:
Mark A. Ross, Esq.
FBT Gibbons, LLP
620 Newport Center Drive, Suite 620
Newport Beach, CA 92660
BSC 228443
5/14, 5/21, 5/28/26
CNS-4040189#
Lawndale Press Tribune Pub. 5/14, 5/21, 5/28/26

**NOTICE CALLING FOR REQUEST
FOR PROPOSALS**

District: **HAWTHORNE SCHOOL
DISTRICT**

Project Identification: After School
Education & Safety Program

RFP No: R26-27-1

Mandatory Pre-Proposal Conference
and site walk: May 21, 2026; 10:00 am
Sharp!

HSD Learning Center
13928 Kornblum Ave., Hawthorne, CA
90250

Question Deadline for RFI's:
May 28, 2026; 4:00 pm

PROPOSAL DUE BY:
June 12, 2026; 2:00 pm Sharp!

Submit Proposals to:
Hawthorne School District
Attn: Aneska I. Kekula
13021 S. Yukon Ave., Hawthorne, CA
90250

Proposal & Contract Documents
Available at: [https://www.hawthornesd.
org/departments/purchasing/bids](https://www.hawthornesd.org/departments/purchasing/bids)

Tentative Evaluation Period:
June 12, 2026 through June 19, 2026

Tentative Board Approval Date:
July 8, 2026

NOTICE IS HEREBY GIVEN that Hawthorne School District, acting by and through its Board of Trustees, hereinafter called the "District" will receive up to, but no later than the above-stated date and time, sealed Request for Proposals from qualified and experienced companies capable of providing enrichment programs for the District's middle school after-school program generally described as: **RFP No. R26-27-1 After School Education & Safety Program.** All proposals shall be made and presented only on the forms presented by the Owner. RFPs shall be received in the Office of the **Hawthorne School District, Purchasing Department at 13021 S. Yukon Ave., Hawthorne, California 90250**, at the above-stated time and place, and the proposals will be formally opened at that time. Any proposal received after the time specified above or after any extensions due to material changes shall be returned unopened. There will be a Mandatory Pre-Proposal Conference followed by a site walk on **May 21, 2026, at 10:00 a.m. sharp.**

at the HSD Learning Center, Room 4, 13928 Kornblum Ave, Hawthorne, CA 90250. No one will be admitted after 10:00 AM. Any Service Provider submitting a proposal on this project who fails to attend the entire Mandatory Pre-Proposal Conference will be deemed a non-responsive Service Provider and will have its proposal returned unopened. Please allocate extra time for parking and walking to the conference room.

For questions regarding the Request for Proposal, please contact the Hawthorne School District's Purchasing Department at 310-676-2276, or you may visit the District's website at <https://www.hawthornesd.org/departments/purchasing/bids>.

Each Service Provider shall be licensed pursuant to State of California Regulations, California Business and Professions Code, and have the necessary license to perform the work called for in this request for proposal. Copies of all licenses must be included with their proposal. No Proposal will be considered from a Service Provider who, at the time the Proposals are

opened, is not licensed.

No Service Provider shall withdraw its Proposal for ninety (90) days after the District's Board of Trustees awards the contract. During this time, all Service Providers shall guarantee the prices quoted in their respective proposals.

Waiver of Irregularities: The District reserves the right to reject any or all proposals, make multiple awards, or to waive any irregularities or informalities in any proposal or in the RFP process.

The Contract for the work, if awarded, will be by the action of the District's Board of Trustees to the Service Provider that meets the qualifications established by the RFP documents.

Inquiries and Clarifications: The Service Provider is advised that all inquiries and clarifications about the RFP shall be submitted to the district in writing prior to the Question Deadline for RFI's noted above. The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this RFP is invalid. Inquiries shall be sent in writing to Aneska I. Kekula at ikekula@hawthorne.k12.ca.us or mailed to Aneska I. Kekula,

Hawthorne School District, 13021 S. Yukon Ave., Hawthorne, CA 90250. Service Providers are solely responsible for ensuring their written inquiry is received prior to this deadline, and the District is not responsible for any delays or errors in delivery. Service Providers are responsible for reviewing the district's website and incorporating any and all clarifications provided therein into their proposals. It is each Service Provider's sole responsibility to ensure its proposal is timely delivered and received at the designated location as specified above. Any proposal received at the designated location after the scheduled closing time for receipt of proposals shall be returned to the Service Providers unopened.

Publications:
District Website at <https://www.hawthornesd.org/departments/purchasing/bids>
Herald Publication: 1st Publication: May 14, 2026
2nd Publication: May 21, 2026
Hawthorne Tribune Pub 5/14, 5/21/26

HH-29190

HH-29189

A black and white photograph of a black cat with white markings on its chest and paws, lying down and looking up. The cat is positioned in the center of the frame, resting on a patterned surface. Its head is tilted back, and its eyes are wide open, looking towards the upper right. The background is dark and textured, possibly a mesh or fabric. The lighting is soft, highlighting the cat's features and the texture of its fur.

Pepper

Pepper is a cute black kitten with plenty of energy. She is independent, curious, and just a little mischievous -always on the move chasing toys and ambushing another kitten. She loves a good zoom session, yet when Pepper is finally tuckered out, she loves a good cuddle puddle - either with a kitty companion or curled up beside you. Pepper has been raised in a work-from-home household, so she is very comfortable around people and other cats. This little darling is always

Presley is a charming and playful kitty with a heart full of love! Bottle-raised from a young age, Presley adores human companionship



Weslie



Presley

Ignacio is the charming and endearing feline who is waiting to live life to the fullest with you. He is a shy guy at first but do not let his initial shyness deter you. The bond you will form with this lovable feline is worth every moment of patience and understanding. Ignacio's friendly side shines through once he warms up to you. Give Ignacio a chance to be your forever friend and you will find a treasure of a cat who will steal your heart. Ignacio is as cute as a button with his creamy coat and orange flame points, and he has a certain sweetness about him that is impossible to resist. Not to mention his crossed eyes add an extra layer of charm. Ignacio is sure to bring a special kind of joy and companionship into your life. He loves his buddy Oreo and they would love to be adopted together. Email his foster parent at

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



lanacio

– *TAY HOHOFF*