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. 7, No. 37 - September 11, 2025

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Weekend Forecast

Friday
AM Clouds/
PM Sun
75°/65°

Saturday
Partly
Cloudy
74°/65°

Sunday
Mostly
Sunny
73°/65°

The Friday Night Lights Shine Brighter Than Ever in CVUHSD

Hawthorne High School Cougars took the field for their first home game on their brand-new turf stadium (shown) last week. Leuzinger High School and Lawndale High School already compete on state-of-the-art stadiums since the 2023 season. From football and cheer to band and community pride, our athletes now compete on some of the best fields in the South Bay. With upgraded facilities, strong athletic programs, and supportive school communities, there's never been a better time to be a Cougar, Olympian, or Cardinal. Photo courtesy Centinela Valley Union High School District Facebook page.

Let the Mountain Come to You

By Ron Sokol

Have you ever opened a business? Hung out your own shingle? Traveled alone to a new place, where you hardly know anyone?

Some of us are adventurous, and risks are met with determination and confidence. For many, taking a chance, going on a speculative venture, casting your line out to sea, is very nerve-racking. It is not predictable that things will go well, or even somewhat well. You will work hard, do your due diligence, make wise choices, and enlist help from others, but there is no guarantee it will be a successful endeavor. You might fail.

In June of this year, a new Mexican restaurant opened in Hawthorne named Catrina Mexican Spot at the corner of Rosecrans Boulevard and Inglewood Avenue. In Mexican culture and lore, La Catrina is a colorful figure, rich in symbolism, particularly with regard to Dia de los Muertos. Famed Mexican muralist Diego Rivera depicted La Catrina in full form, wearing an ornate gown and feathered hat, connecting her to Quetzalcoatl, the Aztec serpent god.

Catrina Mexican Spot is open for breakfast, lunch, and dinner. Presently, it can seat up to 30 people, with four seats also at the bar. The menu has very recognizable dishes, but is intriguingly unique. Specialties include fare from the Oaxaca region of Mexico, considered a culinary paradise. There are a variety of mole, pronounced *molay* -- black, peanut, Coloradito, and green. Catrina Mexican Spot is also a master of slow-cooked lamb known as *barbacoa*, which is quite popular in Mexico.

One of the restaurant's key driving forces is Lorena Huerta. As you get to know her, and hear how she came to this effort -- combined with the determination of her co-owners -- you may well be reminded that Hawthorne's nickname is the City of Good Neighbors. Lorena Huerta is a very good neighbor.

Born and raised in the City of Hermosillo, Mexico, Lorena came to this country at the ripe old age of 19. In college, she had a great passion for communications studies, but found herself involved with hospitality work.

"I just started working for restaurants, first as a hostess at the Chicago Bar and Grill in Chula Vista. Thankfully, the General Manager saw something in me. I was promoted within a matter of months to administrative work, which involved keeping track of the incoming and outgoing monies. But, I really wanted to be a waitress because that is where I thought I could do best. I am going to get to that role, but also become a regional trainer for classes of six to ten students to teach them about the extensive menu."

A few years later, Lorena moved to Los Angeles and joined Frida Mexican Cuisine, which has stores in several locations, from Glendale to Beverly Hills to Torrance. Invariably, Lorena will become the manager of the Westwood Store, surviving the Covid pandemic with just herself and a cook, by serving to-go and pick-up orders, actually doing rather well, all things considered. She is also learning, not just the business and financial aspects, but the kind of food that works. Lorena realizes the vital importance of providing an environment that is comfortable for people, and the simple but imperative quality of being likable.

In 2022, Lorena takes a huge step - she opens a virtual kitchen known as Mexican

See Mountain, page 4

Unique Symbol. Image provided by Ron Sokol.

PUBLIC NOTICES

NOTICE OF PUBLIC REVIEW & PUBLIC HEARING
2024-2025 Consolidated Annual Performance & Evaluation Report (CAPER)

PROGRAM DESCRIPTION
The City of Hawthorne (City) receives funding on an annual basis from the U.S. Department of Housing and Urban Development (HUD) to address various housing and community development needs. Each year, the City reports to HUD and to the community on how these funds were used through the Consolidated
Annual Performance and Evaluation Report (CAPER).
In accordance with HUD regulations, the City has prepared the draft 2024-2025 CAPER, covering the period from July 1, 2024 through June 30, 2025. The report details how the City utilized its Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds to accomplish the goals established in the 2024-2025 Action Plan to address the housing and community development needs identified in the 2020-2024 Consolidated Plan.

PUBLIC REVIEW & COMMENT PERIOD
NOTICE IS HEREBY GIVEN that the draft 2024-2025 CAPER will be available for public review and comment for a period of 15 days, beginning on September 8, 2025 and ending on September 23, 2025. Residents and stakeholders are encouraged to review the report and share their feedback on the City's performance, as well as any emerging housing and community development needs. Copies of the draft 2024-2025 CAPER will be available for review:
ONLINE: https://www.cityofhawthorne.org/departments/housing/cdbg
IN-PERSON: City Hall & Hawthorne Public Library, 12700 Grevillea Ave., Hawthorne, CA 90250
Written comments must be received no later than 5:00 p.m. on September 23, 2025 and directed to:

Hawthorne Housing Department
Attn: Kimberly Mack, Housing Director
4455 W. 126th Street, Hawthorne, CA 90250
kmack@cityofhawthorne.org

PUBLIC HEARING
NOTICE IS HEREBY FURTHER GIVEN that the Hawthorne City Council will conduct a public hearing to receive oral comments on the draft 2024-2025 CAPER and to discuss program performance. All comments received during the 15-day public review period will be considered by the City Council prior to final action.
WHEN: September 23, 2025 at 6:00 p.m.
WHERE: City Hall – Council Chambers, 4455 W. 126th St., Hawthorne, CA 90250
The City Council is the final decision-making body for this item. If you challenge the City Council's action on this matter in court, you may be limited to issues raised at the public hearing or in written correspondence received by the City before or during the hearing.

ADA COMPLIANCE
It is the intent of the City of Hawthorne to fully comply with the Americans with Disabilities Act. If you require special accommodations such as accessible seating, assistive listening devices, sign language services, or written transcripts, please contact the City Clerk's office at (310) 349-2915 at least 48 hours before the public hearing. The City will make every reasonable effort to accommodate requests.

LAP COMPLIANCE
Si necesita más información sobre este aviso o la traducción de documentos en español, comuníquese con Dayna Williams-Hunter al (310) 349-2915.

PUBLISHED
September 4, 2025 (Hawthorne Press Tribune)
Hawthorne Press Tribune 9/4, 9/11, 9/18/25
HH-29022

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF:
YOLANDA SIMMONS
CASE NO. 24STPB12108
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of:
YOLANDA SIMMONS aka YOLANDA BAILEY SIMMONS
AN AMENDED PETITION FOR PROBATE has been filed by MICHEL SIMMONS in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that MICHEL SIMMONS 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: 10/20/2025 AT 9:30 AM in DEPT: 5 ROOM: 236 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.
Petitioner
MICHEL SIMMONS
3318 Hollypark Dr. #3
Inglewood, CA 90305
Inglewood Daily News Pub 8/28, 9/4, 9/11/25
HI-29018

NOTICE INVITING BIDS

DISTRICT: HAWTHORNE SCHOOL DISTRICT
PROJECT IDENTIFICATION:
Demolition, Painting, & Misc. Work - Esports Classrooms
PROJECT NO.: Bid Number M25-26-4
MANDATORY PRE-BIDDER'S CONFERENCE AND JOB WALK:
September 17, 2025 @ 9:00AMSharp!
HSD Learning CenteR
13928 Kornblum Ave
Hawthorne, CA 90250
DEADLINE FOR RFIs:
September 26, 2025 @ 4:00 PM
BIDS DUE BY:
October 10, 2025 @ 2:00 PM Sharp!
Hawthorne School District, Purchasing Department
13021 S. Yukon Ave.
Hawthorne, CA 90250
BID DOCUMENTS AVAILABLE:
https://www.hawthornesd.org/departments/purchasing/bids
NOTICE IS HEREBY GIVEN that the Hawthorne School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as the "Owner" or "District", will receive up to, but no later than the above-stated date and time, sealed bids for the award of a Contract for the following: **BID No. M25-26-4 – Demolition, Painting, & Misc. Work - Esports Classrooms.**
All bids shall be made and presented only on the forms presented by the Owner. Bids shall be received in the Office of the **Purchasing Department, 13021 S. Yukon Ave, Hawthorne, CA 90250,** at the above-stated date and time, and shall be opened and publicly read aloud at the above-stated date, time, and location. The District's time clock shall govern and control the time for all bids to be received by the District, and no other clock shall be used to determine the time when bids shall be received by the District in accordance with this Notice Inviting Bids. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.
CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.
There will be a mandatory Pre-Bid Conference and Job Walk (4 sites) on September 17, 2025, starting at 9:00 am Sharp, at the HSD Learning Center, 13928 Kornblum Ave., Hawthorne, CA 90250. Any Contractor bidding on the Project who fails to attend the entire mandatory pre-bid conference and job walk will be deemed a non-responsive bidder and will have its bid returned unopened.
Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active **Class B** License at the time of bid and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated on the bidder's proposal
Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.
Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.
In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.
Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.
A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.
All payroll records as detailed in Labor Code §1776 of the Contractor and all Subcontractors shall be certified and furnished directly to the Labor Commissioner in accordance with Labor Code §1771.4(a)(3) once every thirty (30) days while Work is being performed on the Project and within thirty (30) days after the final day of Work performed on the Project (or more frequently if required by the District or the Labor Commissioner). The Contractor and all Subcontractors shall submit their own payroll records to the Labor Commissioner on the internet website of the Department of Industrial Relations and such payroll records shall be in an electronic format and manner prescribed by the Labor Commissioner.
Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount issued by a California admitted surety as defined in California Code of Civil Procedure Section 995.120, are required, and shall be provided to the Owner prior to execution of the Contract and shall be in the form set forth in the Contract Documents.
Where applicable (including projects receiving funding under the State School Facilities Program), bidders must meet the requirements set forth in Public Contract Code Section 10115 et seq., Military and Veterans Code Section 999 et seq. and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs.
No Bidder shall withdraw its Bid Proposal for a period of ninety (90) days after the award of the Contract by the District's Board of Education. During this time, all Bidders shall guarantee prices quoted in their respective Bid Proposals.
Waiver of Irregularities. The district reserves the right to reject any or all Bids, make an award, or multiple awards, or to waive any irregularities or informalities in any Bid Proposal or in the Bidding.
Inquiries and Clarifications. The Bidder is advised that all inquiries and clarifications about the Bid Documents, Drawings, Specifications, etc., shall be submitted to the district in writing prior to the question deadline noted above. The district will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be sent in writing to Aneska I. Kekula, Purchasing Director, at ikekula@hawthorne.k12.ca.us by September 26, 2025, at 4:00 PM.
It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.
Publication:
Herald Publication and Hawthorne School District online at http://www.hawthorne.k12.ca.us/Bids
1st Publication: September 4, 2025
2nd Publication: September 11, 2025
Hawthorne Press Tribune Pub 9/4, 9/11/25
HH-29024

T.S. No.: 2025-00815 APN: 4021-028-137 Property Address: 430 E Spruce Ave Unit 77, Inglewood, California 90301 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/25/2021. 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 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: Joi N Hardy, A Single Woman Duly Appointed Trustee: SOKOLOF REMTULLA Recorded 3/3/2021 as Instrument No. 20210348956 in book --, page -- of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 10/2/2025 at 9:00 AM Place of Sale: Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650 in the Vineyard Ballroom Amount of unpaid balance and other charges: $305,848.75 Street Address or other common designation of real property: 430 E Spruce Ave Unit 77 Inglewood, California 90301 A.P.N.: 4021-028-137 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 (800) 793.6107 or visit this internet website www.auction.com OR www.sokrem.com using the file number assigned to this case 2025-00815. 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 website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: 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 (800) 793.6107 or visit this internet website www.auction.com OR www.sokrem.com using the file number assigned to this case 2025-00815 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. Please make cashier's checks payable to Sokolof Remtulla LLP Date: 8/28/2025 SOKOLOF REMTULLA 2301 Dupont Drive, Suite 505 Irvine, CA 92612 Sale Line: (800) 793.6107 Trustee Line: 888-522-6214 Kassidy O'Neal, Foreclosure Specialist NPP0478247 To: INGLEWOOD NEWS 09/11/2025, 09/18/2025, 09/25/2025 Inglewood Daily News Pub. 9/11, 9/18, 9/25/24 **HI-29036**

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:
katherine gnodle
Erika Rice
Tonya Davis
Kenya Ellis
Shantasha Chism
Katherine Gnodle
Rosemary Mathews
Alexander Tofil
Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: www.StorageTreasures.com. The sale ends at 10:00 a.m., September 19, 2025, at the property where said property has been stored and which is located at StorQuest Self Storage 4959 W 147th St, Hawthorne, CA 90250. Goods must be paid in cash and removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
9/4, 9/11/25
CNS-3962627#
Hawthorne Press Tribune 9/4, 9/11/25
HH-29027

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 043765-ST
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
InstaHealthy of California, LLC, 2290 Tripaldi Way, Hayward, CA 94545
(3) The location in California of the chief executive office of the Seller is: 2290 Tripaldi Way, Hayward, CA 94545
(4) The names and business address of the Buyer(s) are:
First Choice Vending Inc., 3234 N San Fernando Rd Unit 1F, Los Angeles, CA 90065.
(5) The location and general description of the assets to be sold are all stock in trade, furniture, fixtures and equipment, intangible assets and goodwill of that certain business located at: 2290 Tripaldi Way, Hayward, CA 94545
(6) The business name used by the seller(s) at that location is: InstaHealthy of California.
(7) The anticipated date of the bulk sale is Septmber 29, 2025 at the office of All Brokers Escrow Inc., 2924 W. Magnolia Blvd. #100 Burbank, CA 91505, Escrow No. 043765-ST, Escrow Officer: Stephanie Toth.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is September 26, 2025 .
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
Dated: August 28, 2025
Transferees:
First Choice Vending Inc., a California Corporation
By: S/ Damian Kudriastev, Chief Executive Officer
By: Olga Tretiakova, Secretary
9/11/25
CNS-3963884#
Hawthorne Press Tribune Pub 9/11/25
HH-29033

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 043793-ST
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are:
CENTURY RESTAURANT LLC, 3900 W. CENTURY BLVD, INGLEWOOD, CA 90303
(3) The location in California of the chief executive office of the Seller is: 3900 W. CENTURY BLVD, INGLEWOOD, CA 90303
(4) The names and business address of the Buyer(s) are:
TWB INGLEWOOD LLC, 44 COOK STREET #600, DENVER, CO 80206
(5) The location and general description of the assets to be sold are ALL STOCK IN TRADE, FURNITURE, FIXTURES AND EQUIPMENT AND GOODWILL of that certain business located at: 3900 W. CENTURY BLVD, INGLEWOOD, CA 90303
(6) The business name used by the seller(s) at that location is: CORK & BATTER
(7) The anticipated date of the bulk sale is SEPTEMBER 29, 2025 at the office of All Brokers Escrow Inc., 2918 W. Magnolia Blvd., #100, Burbank, CA 91505, Escrow No. 043793-ST, Escrow Officer: STEPHANIE TOTH.
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is SEPTEMBER 26, 2025.
(10) This Bulk Sale IS subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
Dated: SEPTEMBER 4, 025
Transferees:
TWB Inglewood LLC, a Delaware Limited Liability Company
By:/S/ BROOKS SCHADEN, MANAGER
9/11/25
CNS-3965708#
Hawthorne Press Tribune Pub 9/11/25
HH-29035

Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 67, No. 37 - September 11, 2025

The 2025 State of the City Address Was Held at the Hawthorne Aquatic Center

The event welcomed over two-hundred attendees, including local residents, South Bay dignitaries, and city employees, who gathered to hear Mayor Alex Vargas deliver an update on Hawthorne's economic outlook. Photo courtesy City Of Hawthorne Facebook page.

Entertainment

Check It Out

Tilt by Emma Pattee

By Library Assistant, Mary Martes

The Cascadia Subduction Zone, according to Oregon.org, "is a 700-mile fault that runs from Northern California up to British Columbia and is about 70-100 miles off the Pacific Coast shoreline." Also according to the website, it has the potential for a 9.0 plus magnitude earthquake in Oregon in the next 50 years. The devastation would be catastrophic. Emma Pattee has used this as the setting for her debut novel, *Tilt*.

Annie is nine months pregnant and 35 years old, searching Ikea for a crib. Of course, she has put it off until the last minute, but mainly for budgetary reasons. As she roams Ikea, her feet are throbbing, she is exhausted, and her back is killing her. When the Cascadia earthquake hits, Annie is buried under boxes, praying for someone to help. She is rescued by the clerk in a yellow shirt who she had been arguing with. Thus begins Annie's journey.

In the course of one day, Annie journeys on foot through the rubble of Portland in search of her husband. Along the way, she encounters strangers and survivors, all trying to find their way home in this devastated landscape. She has no phone, keys, or money, but despite her pain, Annie is determined to find her husband. Along the way, she meets people both dangerous and kind. As she walks, Annie talks to her baby "Bean" telling the story of her life in alternately disturbing, hilarious, and heartbreaking revelations.

See Check It Out, page 8

Film Review

TIFF 2025: What Should Be on Your Radar This Fall

By Morgan Rojas for cinemacy.com

The summer box office numbers may have been lackluster, but the news from TIFF this week proves that we have much to look forward to in the fall. Now in its 50th year, the Toronto International Film Festival kicked off last Friday with a slate of eclectic and anticipatory films. Oscar buzz tends to circulate this festival, and for good reason. *12 Years a Slave* and *Slumdog Millionaire* both screened at TIFF and ended up winning the Academy Award for Best Picture in 2014 and 2009, respectively. That said, below are three titles should keep on your radar this awards season.

Rental Family

Set against modern-day Tokyo, *Rental Family* follows an American actor (Brendan Fraser) who struggles to find purpose until he lands an unusual gig: working for a Japanese "rental family" agency, playing stand-in roles for strangers. As he immerses himself in his clients' worlds, he begins to form genuine bonds that blur the lines between performance and reality. Confronting the moral complexities of his work, he rediscovers purpose, belonging, and the quiet beauty of human connection. Directed by HIKARI with music by Jónsi and Alex Somers.

Hamnet

William Shakespeare (Paul Mescal) and his wife, Agnes (Jessie Buckley), celebrate the birth of their son, Hamnet. However,

See Film Review, page 5

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. Etearsheet, 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

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.

For Rent

1 BR-Lower, in 4-plex by Rec Park. Non-Smoking. No Pets. Utilities paid. Gardener and trash paid. $1,850. 310.994.9904.

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.

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

HERALD PUBLICATIONS

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Staff: Mike Gonzales, Clara Nilles
Contributors: Kristiana Kora-Beckman, Chris Benis, Kim Harris, Cathie Hinkle, Mary Martes, Gregg McMullin, Kristen Morell, Morgan Rojas, Ryan Rojas, Brian Simon, Ron Sokol, Roslyn Templin and Kathleen Umbenhaur
Editor-in-Chief: Heidi Maerker

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.

Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 84, No. 37 - September 11, 2025

Warriors Hold an Open House for the Brand New Dance Studios at the El Camino Commons

We're excited about the new spaces and can't wait to see the amazing performances from our talented students later this year. Photo courtesy El Camino College Facebook page.

Mountain

from front page

Burrito & Beyond, based in Culver City. The motto is: "From the heart of our kitchen to your home". A virtual kitchen allows you to see inside, and in turn, you can be seen and heard as well.

At some point, a little light bulb shows up just above Lorena's head. Entrepreneurial energy brings her to the South Bay. Still, it took real time to find a suitable location for Catrina Mexican Spot. It also required patience and conviction, as it most always does, to go through the arduous process of getting approval from the City, which includes the Health Department. Then you have to put together staff, get word out, continue to make sure people know about the restaurant, that it is going to open, that it is there, and that you have to line up the supplies and keep them fresh. *It's work, people!*

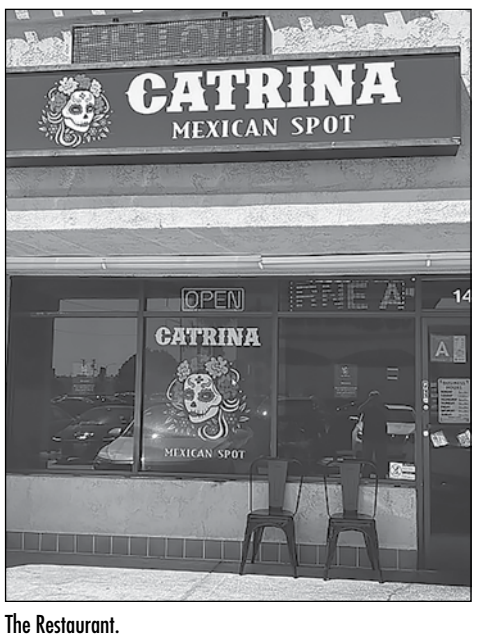
Presently, Catrina Mexican Spot is in its "soft opening". The official opening is coming. A visit to the restaurant is fun. There is colorful décor, good seating, nice televisions, and a cozy bar.

Actually, Lorena has two jobs – Catrina Mexican Spot, and the virtual kitchen, Mexican Burrito & Beyond. Her mother-in-law is the Chef at Catrina, and is a co-owner along with her family and Lorena. In other words, this is a family-owned business. While it may read like a bit of a stretch, they extend themselves to you as if you are family as well.

"The focus is to have people come here, to enjoy what we have to offer, to feel comfortable. We want to create a really good ambiance for our customers. We are fortunate the word has gotten out and is getting out there. Nowadays, if you cannot come to the mountain, then let the mountain come to you!"

Lorena also makes clear that the foundation of Catrina Mexican Spot was built by Iliana Paniagua, the majority owner, whose own path is equally compelling. From her roots in Guatemala to creating a restaurant legacy, Iliana's story combines cultures and culinary traditions that shape the authentic flavors you taste at Catrina Mexican Spot. Some day, Iliana's story is worth sharing here as well -- I just have to be able to get her to free up some time!

It is kind of funny to say that what works for Catrina's Mexican Spot is word of mouth. The delicious food goes into your mouth, and naturally, you don't want to talk with your mouth full. So, I think the way this is going to happen is that after people have eaten, and return home, or are at work, or play, they will tell others about Catrina, who tell others, and you know what? It will be just like Lorena said: The mountain will come to Catrina Mexican Spot. •



The Restaurant.

Sample Mole. Images provided by Ron Sokol.

Cozy Interior.

Torrance Tribune

The Weekly Newspaper of Torrance

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 9, No. 36 - September 11, 2025

Celebrating the New Downtown Torrance Archway

This new landmark reflects our City's commitment to revitalization while honoring the character of Old Torrance. It now serves as a welcoming gateway for residents and visitors to experience the history, businesses, and community that make Downtown special. Photo courtesy City of Torrance Facebook page.

Film Review

from page 3

Rental Family, Hamnet and *Wake Up Dead Man: A Knives Out Mystery,* courtesy of TIFF.

when tragedy strikes and Hamnet dies at a young age, it inspires Shakespeare to write his timeless masterpiece "Hamlet." Academy Award–winning director Chloé Zhao (*Nomadland*) helms this lush and tender drama about Shakespeare and his family, as seen through the eyes of his thoughtful wife.

Wake Up Dead Man: A Knives Out Mystery

Benoit Blanc (Daniel Craig) returns for his most dangerous case yet in the third and darkest chapter of Rian Johnson's murder mystery opus. When young priest Jud Duplenticy (Josh O'Connor) is sent to assist charismatic firebrand Monsignor Jefferson Wicks (Josh Brolin), it's clear that all is not well in the pews. Wicks's modest-but-devoted flock includes devout church lady Martha Delacroix (Glenn Close), circumspect groundskeeper Samson Holt (Thomas Haden Church), tightly-wound lawyer Vera Draven, Esq. (Kerry Washington), aspiring politician Cy Draven (Daryl McCormack), town doctor Nat Sharp (Jeremy Renner), best-selling author Lee Ross (Andrew Scott), and concert cellist Simone Vivane (Cailee Spaeny).

After a sudden and seemingly impossible murder rocks the town, the lack of an obvious suspect prompts local police chief Geraldine Scott (Mila Kunis) to join forces with renowned detective Benoit Blanc to unravel a mystery that defies all logic. Academy Award-nominated filmmaker Rian Johnson writes and directs *Wake Up Dead Man: A Knives Out Mystery.* In select theaters on November 26th, coming to Netflix on December 12, 2025. •

Morgan Rojas

CLASSIFIEDS

CLASSIFIED ADS – ONLY $40

for twenty words or less.

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

Inglewood Daily News

The Weekly Newspaper of Inglewood

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 74, No. 37 - September 11, 2025

Inglewood Pickleball Returns to Darby Park

Thank you to everyone who came out to play, enjoy the music, and celebrate pickleball. The energy, the laughs, and the community spirit made it a day to remember. We can't wait to see you all on the courts again soon. Photo courtesy City of Inglewood Facebook page.

PUBLIC NOTICES

NOTICE INVITING BIDS

DISTRICT: HAWTHORNE SCHOOL DISTRICT
PROJECT IDENTIFICATION:
Upgrade Zela Davis Health & Dignity Center
PROJECT NO.: Bid Number M25-26-7
MANDATORY PRE-BIDDER'S CONFERENCE AND JOB WALK:
September 19, 2025 @ 10:00 AM Sharp!
Zela Davis School (meet in front of the main office)
13435 S. Yukon Ave.
Hawthorne, CA 90250
DEADLINE FOR RFIs:
September 26, 2025 @ 4:00 PM
BIDS DUE BY:
October 2, 2025 @ 2:00 PM Sharp!
Hawthorne School District, Purchasing Department
13021 S. Yukon Ave.
Hawthorne, CA 90250
BID DOCUMENTS AVAILABLE:
https://www.hawthornesd.org/departments/purchasing/bids
NOTICE IS HEREBY GIVEN that the Hawthorne School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as the "Owner" or "District", will receive up to, but no later than the above-stated date and time, sealed bids for the award of a Contract for the following: **BID No. M25-26-7 – Upgrade Zela Davis Health & Dignity Center**
All bids shall be made and presented only on the forms presented by the Owner. Bids shall be received in the Office of the **Purchasing Department, 13021 S. Yukon Ave, Hawthorne, CA 90250**, at the above-stated date and time, and shall be opened and publicly read aloud at the above-stated date, time, and location. The District's time clock shall govern and control the time for all bids to be received by the District, and no other clock shall be used to determine the time when bids shall be received by the District in accordance with this Notice Inviting Bids. Any bids received after the time specified above or after any extensions due to material changes shall be returned unopened.
CONTRACTOR should consult the General Conditions, Supplementary Conditions, and General Requirements regarding Milestones and Liquidated Damages.
There will be a mandatory **Pre-Bid Conference and Job Walk** on September 19, 2025, starting at 10:00 AM Sharp, at Zela Davis School (meet in front of the main office), 13435 S. Yukon Ave., Hawthorne, CA 90250. Any Contractor bidding on the Project who fails to attend the entire mandatory pre-bid conference and job walk will be deemed a non-responsive bidder and will have its bid returned unopened. It is recommended to allocate extra time due to the parking restrictions in the area
Each bidder shall be a licensed contractor pursuant to the California Business and Professions Code and be licensed to perform the work called for in the Contract Documents. The successful bidder must possess a valid and active **Class B** License at the time of bid and throughout the duration of this Contract. The Contractor's California State License number shall be clearly stated in the bidder's proposal
Subcontractors shall be licensed pursuant to California law for the trades necessary to perform the Work called for in the Contract Documents.
Each bid must strictly conform with and be responsive to the Contract Documents as defined in the General Conditions.
In accordance with California Public Contract Code Section 22300, the Owner will permit the substitution of securities for any moneys withheld by the Owner to ensure performance under the Contract.
Prevailing wages are applicable to the Project. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1720 et seq., it shall be mandatory upon the Contractor to whom the Contract is awarded, and upon any subcontractor under such Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.
A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in the Labor Code, unless currently registered and qualified to perform public work pursuant to Labor Code section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.
All payroll records as detailed in Labor Code §1776 of the Contractor and all Subcontractors shall be certified and furnished directly to the Labor Commissioner in accordance with Labor Code §1771.4(a)(3) once every thirty (30) days while Work is being performed on the Project and within thirty (30) days after the final day of Work performed on the Project (or more frequently if required by the District or the Labor Commissioner). The Contractor and all Subcontractors shall submit their own payroll records to the Labor Commissioner on the internet website of the Department of Industrial Relations, and such payroll records shall be in an electronic format and manner prescribed by the Labor Commissioner.
Separate payment and performance bonds, each in an amount equal to 100% of the total Contract amount, issued by a California admitted surety as defined in California Code of Civil Procedure Section 995.120, are required, and shall be provided to the Owner prior to execution of the Contract and shall be in the form set forth in the Contract Documents.
Where applicable (including projects receiving funding under the State School Facilities Program), bidders must meet the requirements set forth in Public Contract Code Section 10115 et seq., Military and Veterans Code Section 999 et seq., and California Code of Regulations, Title 2, Section 1896.60 et seq. regarding Disabled Veteran Business Enterprise ("DVBE") Programs.
No Bidder shall withdraw its Bid Proposal for a period of ninety (90) days after the award of the Contract by the District's Board of Education. During this time, all Bidders shall guarantee prices quoted in their respective Bid Proposals.
Waiver of Irregularities. The district reserves the right to reject any or all Bids, make an award, or multiple awards, or to waive any irregularities or informalities in any Bid Proposal or in the Bidding.
Inquiries and Clarifications. The Bidder is advised that all inquiries and clarifications about the Bid Documents, Drawings, Specifications, etc., shall be submitted to the district in writing prior to the question deadline noted above. The district will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be sent in writing to Aneska I. Kekula, Purchasing Director, at ikekula@hawthorne.k12.ca.us by September 26, 2025, at 4:00 PM.
It is each bidder's sole responsibility to ensure its bid is timely delivered and received at the location designated as specified above. Any bid received at the designated location after the scheduled closing time for receipt of bids shall be returned to the bidder unopened.
Publication:
Herald Publication and Hawthorne School District online at http://www.hawthorne.k12.ca.us/Bids
1st Publication: September 4, 2025
2nd Publication: September 11, 2025
Hawthorne Press Tribune Pub 9/4, 9/11/25

HH-29025

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FREIDA KATHLEEN KING
CASE NO. 24STPB13698

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FREIDA KATHLEEN KING.
A PETITION FOR PROBATE has been filed by CURTEA KING in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that CURTEA KING 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: 01/21/26 at 8:30AM in Dept. 9 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
DOMINIC J. RODONO - SBN 329229
THE LEGACY LAWYERS, PROFESSIONAL CORPORATION
18872 MACARTHUR BLVD, SUITE 300
IRVINE CA 92612
Telephone (714) 963-7543
BSC 227376
9/11, 9/18, 9/25/25
CNS-3964153#
Hawthorne Press Tribune 9/11, 9/18, 9/25/25

HH-29034

T.S. No. 135563-CA APN: 4080-009-011 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/7/2021. 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 On 10/16/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/14/2021 as Instrument No. 20210586383 the subject Deed of Trust was modified by Loan Modification recorded on 11/13/2023 as Instrument 20230779341 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: DANE MCCONNAUGHY, A MARRIED MAN AS HIS SOLE AND SEPERATE PROPRTY AND DENNIS MCCONNAUGHY, AN UNMARRIED MAN, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR 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; VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES - NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 4740 W 162ND ST, LAWNDALE, CA 90620 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $497,704.16 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 135563-CA. 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: Effective January 1, 2021, 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 135563-CA 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
Lawndale Tribune Pub. 9/4, 9/11, 9/18/25

HL-29028

PUBLIC NOTICES

NOTICE INVITING BIDS
(A Cash Contract)

Sealed proposals will be received by the City Clerk of the City of Hawthorne, California at the office of the City Clerk, located on the first floor in City Hall, 4455 West 126th Street, Hawthorne, CA 90250 until **4:00 P.M.** on T**UESDAY, OCTOBER 28th, 2025.**
Proposals will be publicly opened and recorded on a Bid List at 4:15 P.M. of the same day in the City Clerk's office. Bidders, as well as the general public, are invited to view the proceedings.
Proposals will be read at a meeting of the City Council at **6:00 P.M**. on **TUESDAY, OCTOBER 28th, 2025** for the following:

HOLLY PARK RESTROOM RENOVATION
(Project #25-07)

SCOPE OF WORK
This project involves the complete demolition and replacement of the existing restroom building at Holly Park. The new structure will be a multi-use facility that includes restrooms, a snack bar, office space, a storage room, a drinking fountain, and an electrical room. The project also includes upgrades to the surrounding landscape and site features to improve accessibility, sustainability, and overall functionality.

ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNIT	APPROX QTY
1	DEMOLITION, CLEARING AND GRUBBING/IMPLEMENTATION OF BMPS/SWPPP	LS	1
2	DRAINAGE	LS	1
3	SEWER	LS	1
4	CONCRETE PAVING	LS	1
5	PLUMBING	LS	1
6	PAINTING	LS	1
7	RESTROOM BUILDING (PER PLANS AND SPECIFICATIONS)	LS	1
8	ELECTRICAL	LS	1
9	PLANTING/LANDSCAPING	LS	1
10	IRRIGATION	LS	1
11	FLAG POLE RELOCATION	LS	1
12	PROJECT CONSTRUCTION SIGN	EA	1

CLASSIFICATION / EXPERIENCE OF CONTRACTORS
Contractors bidding this project must possess a valid State of California A or B Contractors' License. The Contractor must be able to document five (5) years of satisfactory experience on projects of similar complexity and dollar value.
PRE-BID JOB WALK
A **MANDATORY** pre-bid meeting/job walk will be conducted on **THURSDAY, OCTOBER 2ND, 2025 AT 10:00AM** at Holly Park located at 2058 W. 120th St, Hawthorne, CA, 90250. At this time, contractors will have an opportunity to talk to the City's Engineer and Public Works Inspector concerning any aspect of the job or job site.
BIDS WILL BE NULL AND VOID IF CONTRACTOR DOES NOT ATTEND THIS PRE-BID WALK.
CERTIFICATION OF OFFEROR/ BIDDER REGARDING DEBARMENT
By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.
Certification of Lower Tier Contractors Regarding Debarment
The successful bidder, by administrating each lower tier subcontract that exceeds $25,000 as a "covered transaction", must verify each lower tier participant of a "covered transaction "under the project is not presently debarred or otherwise disqualified from participation in this assisted project, The bidder is to provide a Data Universal Numbering System (DUNS) number. The bidder will accomplish this by:
1. Checking the system for Award Management at website: http://www.sam.gov
2. Collecting a certification statement similar to the Certification of Offeror/ Bidder Regarding Debarment, above.
3. nserting a clause or condition in the covered transaction with the lower tier contract
The Contractor is required to obtain an "Active Status". If the City of Hawthorne later determines that a lower tier participation failed to disclose a higher tier participant that it was excluded or disqualified at the time it entered the covered transaction, the City of Hawthorne may pursue any available remedies, including suspension and debarments of the non-compliant participant.
SUBMISSION OF PROPOSALS
Proposals must be submitted on the blank forms, specifications and plans prepared and furnished for that purpose, which may be obtained through the City of Hawthorne's Citizen self-service:
http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home
No bid will be considered unless it conforms to the Proposal Requirements and Conditions. The City Council of the City of Hawthorne, also referred to as the City, reserves the right to reject any and all proposals. Bids must be returned in the special envelopes provided, marked "SEALED BIDS", and addressed to the City Clerk.
Each proposal shall be accompanied by one of the following forms of bidder's security: cash, cashier's check, certified check, or bidder's bond, equal to ten percent (10%) of the bid price. A payment bond and a performance bond, each in an amount equal to 100% pf the total contract amount, shall be required concurrently with the execution of the contract and shall be in the form set forth in the contract documents.
A list of subcontractors shall be submitted with the bid on the form provided by the City.

**** NOTE TO PROSPECTIVE BIDDERS: THE COST OF PLANS AND SPECIFICATIONS IS $50.00 (non-refundable). ****

WAGES AND EQUAL EMPLOYMENT OPPORTUNITY

This proposed Contract is under and subject to Executive Order 11246, as amended, of September 24, 1965, and to the Equal Employment Opportunity (EEO) and Federal Labor Provisions. The EEO requirements, labor provisions, and wage rates are included in the Specifications and Bid documents and are available for inspection at the City Clerk's Office, City Hall, City of Hawthorne.
NOTICE IS FURTHER GIVEN that the City Council has obtained the general federal prevailing rate of per diem wages in accordance with the law to be paid for the construction of the above entitled Works and Improvements. The schedule has been obtain from the U.S. Department of Housing and Urban Development for Community Block Grant Programs of the type and nature proposed by the City, and reference is hereby made to copies thereof on file in the Office of the City Engineer, which said copies are available to any interested party upon request. Further, a copy shall be posted at the job site during the course of construction. All Contractors submitting bids must conform to current federal minimum prevailing wages.
In addition to the Contractor's obligations as to minimum wage rates, the Contractor shall abide by all other provisions and requirements stipulated in Sections 1770-1780, inclusive, of the Labor Code of the State of California, including, but not limited to, those dealing with the employment of registered apprentices. The responsibility of compliance with Section 1777.5 of the Labor Code shall be with the prime contractor.
DBE REQUIREMENTS
The bidder shall make good faith efforts, as defined in Title 49 of the Code of Federal Regulations, Part 26, and the State of California, Department of Transportation Disadvantaged Business Enterprise (DBE) Program Plan.

The City of Hawthorne established an AADPL of 13%. The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR, Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy, as recipient deems appropriate.
NONDISCRIMINATION
In performance of the terms of this contract, the Contractor shall not engage in, nor permit such subcontractors as he may employ from engaging in, discrimination in employment of persons because of the race, color, place of national origin or ancestry, sex, age or religion of such persons.
PERFORMANCE RETENTIONS
The successful bidder will be required to provide for performance security as provided by law. Requirements for performance retentions may be satisfied by deposit or securities specified in Section 16430 of the Government Code, and in accordance with Section 22300 of the Public Contract Code.
CONTRACTOR REGISTRATION
A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. An unregistered contractor may only submit a bid if authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.
PROJECT INFORMATION
Plans and Specifications are available digitally through the City of Hawthorne's Citizen Self Service portal:
http://hawthorneca-energovweb.tylerhost.net/apps/selfservice#home
All contractors will need to create a free account. Once they have created an account then they will need to apply for the **Public Works Bid Plans and Specifications**. Fill in all necessary information and once the application is submitted the Contractor will receive an invoice (see project information section above for price). Once all fees have been paid the Contractor will then receive three (3) PDFs: 1) general information/provisions PDF, 2) bid proposal forms (see SUBMISSION OF PROPOSALS section below for instructions on how to submit all proposals) and 3) specifications/plans PDF.
If you have any questions regarding this project, please contact the Project Engineer, **M. David Esfandi** in the Department of Public Works, Engineering Division, at **(310) 349-2980** or via email at mesfandi@cityofhawthorne.org or the Assistant Project Engineer **Itzel Estrada** via email at iestrada@cityofhawthorne.org.
Hawthorne Press Tribune Pub 9/11, 9/18/25

HH-29032

REQUEST FOR BIDS & PROPOSALS FOR LEASE OF HAWTHORNE MUNICIPAL WATER SYSTEM & ASSOCIATED GROUND WATER
The City of Hawthorne is seeking to lease its water system and associated ground water for a fifteen (15) year period. Under this lease arrangement, the lessee would take over complete responsibility for the operation and maintenance of the water system, including billing and collection as outlined in the attached lease documents. In addition to the lease of the water system, the City desires to lease its ground water rights. The City wishes to maximize the lease payment for the period of the lease while ensuring the best water quality and best possible service for its water customers. Accordingly, bids will be evaluated on the basis of both overall lease payment and demonstrated experience and commitment to excellence in the delivery of water service.
RFP and Lease Agreement documents are available to prospective proposers at the Hawthorne City Hall, Engineering Counter. Bid return date is on Wednesday, November 19, 2025 by 4:00 p.m. and there is a mandatory pre-proposal site visit on October 7, 2025 at 9:30 A.M.
The full Request for Proposals (RFP) is available on the City of Hawthorne website at:
www.cityofhawthorne.org/departments/public-works/engineering under "Request for Proposals." For questions, please contact the City of Hawthorne at (310) 349-2980 or email Public Works Manager Selena Acuna at sacuna@cityofhawthorne.org.
Hawthorne Press Tribune Pub 9/11, 9/18/25

HH-29031

PUBLISH YOUR PUBLIC NOTICES HERE
ABANDONMENTS: $125.00
ABC NOTICES: $125.00
DBA (Fictitious Business Name) $75.00
NAME CHANGE: $200.00
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For DBA's email us at: dba@heraldpublications.com
All other legal notices email us at: legalnotices@heraldpublications.com

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"Summer afternoon—
summer afternoon;
to me those have always been
the two most beautiful words in the
English language."

— Henry James."

If you love South Bay.
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@southbaycities.lawndale
@southbaycities.hawthorne

Love Thy Neighbor

Dear South Bay Cities Neighbors,
We love the profiles we've done, and we've learned so much about South Bay City residents. We want to do more, so please keep the suggestions coming. With over 200,000 residents, we're sure there are some gems we may have overlooked or not been aware of them. Do you have a unique and interesting friend, neighbor, co-worker, colleague or student? All you have to do is ask their permission and send us their contact information. Of course, if you find yourself fascinating, you are welcome to send us your information too. 😍

– Best to you all. HM.

Send your suggestions in to letters@heraldpublications.com

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

Pets

Purrrfect Companions

Jolene

Misty

Channa (right) and Tikka

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.

It is mark your calendar and reserve your tickets for our biggest fundraiser of the year Kitten Rescue's 17th annual "Furball at the Skirball". Enjoy cocktails, hors d'oeuvres, dinner, celebrity guests, and a magnificent silent auction – Saturday, October 4, 2025. This year's event will be hosted by radio and TV personality Mark Thompson.

If you are looking for a sweet, weird, talkative, gorgeous, fluffy, and occasionally demanding cat, you are in the right place! **Jolene's** main quirk is that she will come up to you and loudly demand that you pet her. Once you do, she starts purring and chirping, and the second you stop, she starts meowing again until the petting resumes. She is an easygoing and chill girl and gets along with most other cats as well as dogs. If you are interested in learning more about Jolene or in meeting her, drop her foster dad a line at ben@kittenrescue.org .

Channa is the epitome of sweetness and shyness wrapped in a sleek, short-haired black coat adorned with a charming white dot on her chest. Her gentle nature is immediately apparent as she extends a warm welcome, affectionately rubbing her cheek against your hand. Channa's friendly disposition extends to her feline companions, with whom she shares a special bond, particularly with her calico sister **Tikka**. Despite being a bit of an underdog and often overlooked by adopters, Channa is eagerly seeking that special connection with a kind-hearted soul. With her endearing personality and unwavering loyalty, Channa is more than prepared to bring boundless joy and unwavering companionship to her forever family. Please open your heart and home to this little sweetheart.

Do not let her sweet, sad eyes fool you! Whenever you sit down for just one moment, **Misty** is sure to come straight away, walking in circles on your lap and purring. This sweet girl is not shy at all and loves meeting new people. Thus, it is no surprise that she is an absolute winner with guests. Misty enjoys lounging on you, energetic playtime, and being picked up and carried around like a baby. Although sometimes she playfully nibbles, she does not bite or scratch. She loves other cats, often playing with and grooming her siblings. Misty would love to be adopted with her sister, Heather

Donald is a dapper little gentleman in a black and white tuxedo, complete with the most charming little mustache you have ever seen. He looks like he had just stepped out of an old-timey film, full of style and quiet charisma. Donald is the perfect blend of introvert and extrovert. He is always excited to see you, trotting over with bright eyes and a soft purr. He knows how to read the room—whether it is time to cuddle, time to play, or time to just sit quietly nearby. Donald will curl into your lap with the sweetest little sigh, yet he is also completely fine sharing your attention with his siblings or other cats. There is something truly special about this boy. He is affectionate without being clingy, playful without being wild, confident yet thoughtful. Donald is, simply put, the sweetest boy ever and any home would be lucky to be chosen by him.

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.

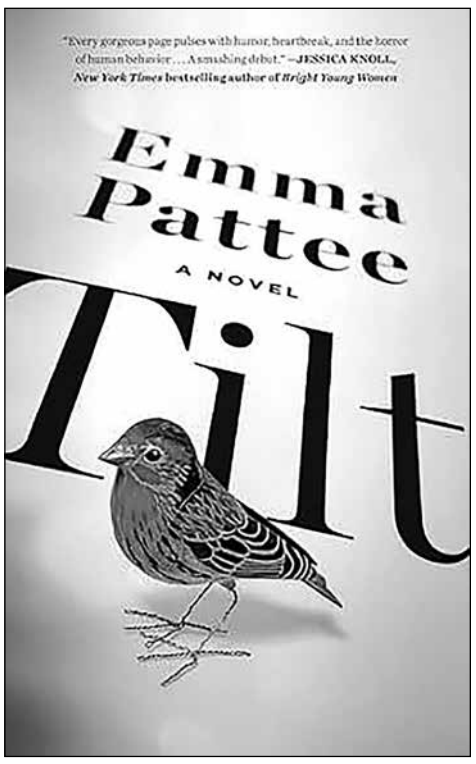
The donations and support we receive from individuals like you, who share our love and commitment to helping cats and kittens in Los Angeles, are the sole reason we are able to do what we do. We are grateful for your financial help. By making even a small donation today, you can touch the lives of the 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. •

Donald

Check It Out

from page 3



Tilt by Emma Pattee

We all think we will act in a certain way when encountering catastrophe. Annie surprises herself in ways good and bad, but she will not stop walking. I suspect this is true of most of us. This is a gripping story, sometimes hard to take, but impossible to put down. A very promising debut from a writer we are certain to be reading more of in the future. •

Mary Martes