

# 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. 42 - October 15, 2026

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## Weekend Forecast

**Friday**  
Sunny  
71°/95°



**Saturday**  
Sunny  
67°/91°



**Sunday**  
Sunny  
64°/85°



## Saxon Nation Salutes Our Senior Golfers



A huge congratulations to our senior golfers, Ava and Kelsey, on their incredible high school golfing careers. Thank you for your dedication, hard work, and for bringing home Two League Championships. Your legacy will continue to inspire future Saxon golfers. A special thank you to all the coaches, parents, alumni, friends, and family who came out to show their love and support. Once a Saxon, always a Saxon. Photo courtesy of North High School Facebook page.

## The City of Good and Getting Better

By Ron Sokol

Alex Vargas was born in Hawthorne and has three siblings. He comes from a close family that believes hard work, education, moral values, and social responsibility are keys to good outcomes. Alex is a very busy fellow. He teaches Physics at El Camino College and is a math and science educator for the Los Angeles County Jail System. He is also the Mayor of Hawthorne, California, which has nearly 90,000 residents.

In 2004, Alex joined the Hawthorne Civil Service Commission and served in that role until 2009. In 2007, he rose to President of the North Hawthorne Community Association. In 2009, Alex ran for City Council and won, garnering the most votes among the candidates. The next year, 2010, he was nominated Mayor Pro Tem. Come 2015, Mr. Vargas successfully ran for Mayor of Hawthorne, the City of Good Neighbors. It is eleven years later. He has been re-elected twice.

Controversy and real worry surrounded Hawthorne in 2015. Two prior Mayors had public troubles that each suggested a notable lack of propriety. Today Mayor Vargas acknowledges that the Hawthorne Council, like many families, does not always get along well; there are skirmishes, and there may even be blemishes. But, by and large, the Hawthorne Council moves forward, bumpy or not. Mayor Vargas emphasizes the importance of transparency, and he thanks his colleagues several times for their dedication. He also thanks Hawthorne's outstanding City staff and his family.

Alex Vargas delivers the State of the City address. It was a very warm evening just a few weeks ago. He will be handed more than one handkerchief during the presentation, joking that the excitement about all the positive things happening was making him sweat. I may have seen a few tears, but the bottom line is Hawthorne has a lot to be

proud of, and the future is looking bright. Mayor Vargas made the case very well:

Hawthorne is investing in its future, including infrastructure, parks, the business environment, public safety, technology, and, most importantly, human resources. There is financial stability. A long-term plan is part of the goal and helps keep the City ahead of risks and challenges.

Mayor Vargas spoke about \$27.9 million in capital projects, another \$54.4 million in projects under construction or in progress, and an additional \$77.5 million in projects under design. This means Hawthorne is investing some \$150 million in infrastructure. In addition, the State of the City gathering is being held at the new Public Works Yard, even though it is not quite finished yet. Alex wanted to show it off and make sure the public knows one of the great projects already well along in the pipeline.

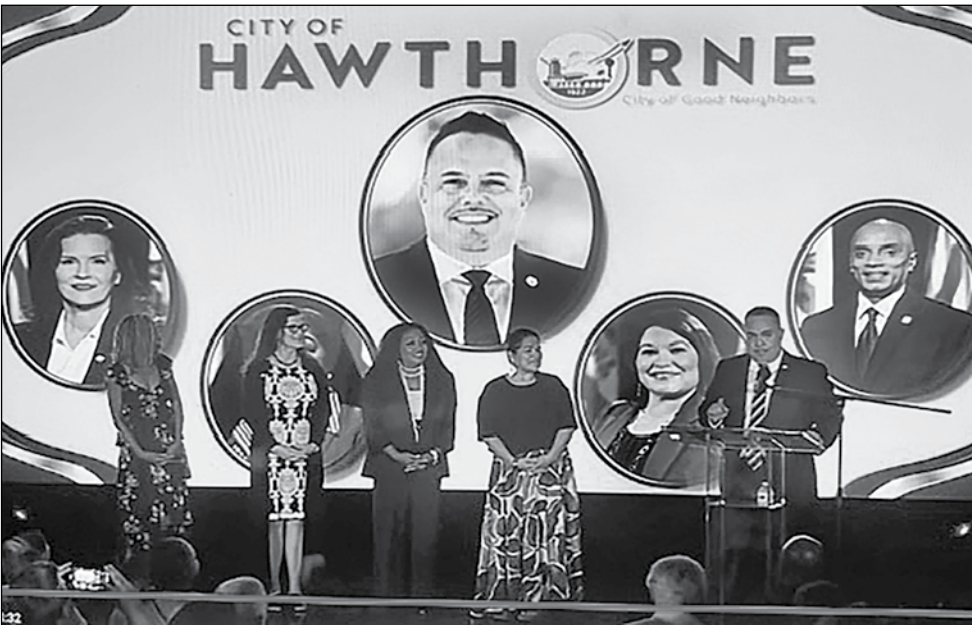
There are many City programs and events to mention: Earth Day, Juneteenth, Hawthorne

Eats, Movies at the Park, Movies at the Pool, National Night Out, the Hispanic Heritage Celebration, Touch-a-Truck, FIFA Watch Parties, to name a few. Each of these activities requires hands-on effort. Each involves staff, planning, cost, security, and careful due diligence. Each has been a success.

Expanded opportunities also now exist for youth swimming, summer programs, and all kinds of activities from sports to martial arts to dance. Seniors, too, from fitness to fun local trips. The focus is community, doing good for the residents. Thus, the unhoused are among those receiving attention and assistance.

The Mayor mentions that just a little to the West of where we are this evening, there is a lot of construction on what will soon be a 20,000 state-of-the-art, two-story senior center. Enhanced services will be available. Mr. Vargas noted that Assembly member Tina McKinnor was helpful in securing vital

**See Getting Better, page 4**



The Mayor and Officials. Image provided by Ron Sokol.

# Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

Herald Publications - El Segundo, Hawthorne, Lawndale, Torrance & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 68, No. 42 - October 15, 2026

## Celebrating National Coffee with a Cop Day



The City of Hawthorne was proud to celebrate National Coffee with a Cop Day at our newest McDonald's on Inglewood Avenue. Members of our community came together with the Hawthorne Police Department over coffee and conversation. What makes this event especially meaningful is that Coffee with a Cop started right here in Hawthorne in 2011. What began as a simple idea to bring police officers and residents together has grown into a nationwide and international movement, with Coffee with a Cop events now taking place across all fifty states and around the world. Hawthorne is proud to be the birthplace of a program that continues to build relationships, strengthen community connections, and bring people together...one cup of coffee at a time. Photo courtesy of City of Hawthorne Facebook page.

If you love South Bay.

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Staff and Departments

Accounting: [letters@heraldpublications.com](mailto:letters@heraldpublications.com)

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General Inquires: [letters@heraldpublications.com](mailto:letters@heraldpublications.com)

Staff: Mike Gonzales, Julie Matz

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.

Classifieds

PLEASE NOTE OUR CLASSIFIED ADS POLICY:

• Classified ads must be submitted in writing by email. Send ad copy to: [class@heraldpublications.com](mailto: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

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.

EMPLOYMENT

NEED DOMESTIC ASSISTANCE with good pay. Phone 310-606-1683.

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](mailto:class@heraldpublications.com) or call 310-322-1831 for more information.

# Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

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## A New Era for Leuzinger High School



Leuzinger High School celebrated the grand reopening of the beautifully renovated Rice Theater and Olympian Gym. The Board of Education, district leadership, elected officials, and community members, officially cut the ribbon on two incredible spaces that will inspire generations of Olympians. From the stage to the court, these revitalized facilities represent the continued investment in providing students with exceptional spaces to learn, perform, compete, and thrive. New spaces. New opportunities. Endless possibilities. Here's to the next chapter of excellence at Leuzinger High School. Photo courtesy of Centinela Valley Union High School District Facebook page.



## Entertainment



### Film Review

#### *The Last First: Winter K2* Review: The Quest for Fame Proves Fatal

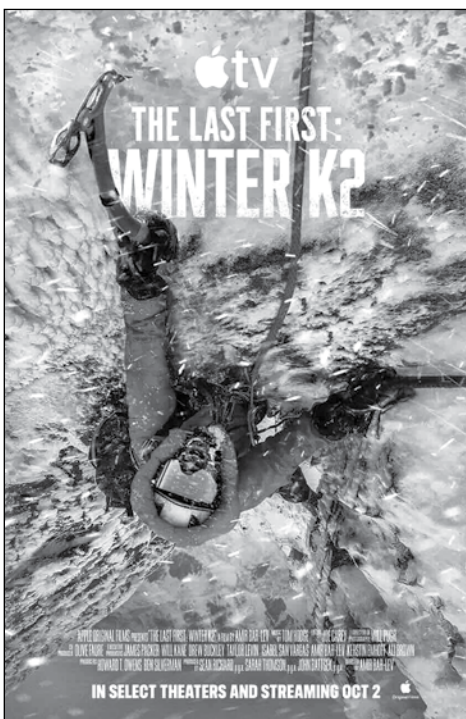
By Morgan Rojas for Cinemacy

A good documentary will show you a world beyond your own. A great one engulfs you in it, essentially transporting you into the story as if you are a witness rather than an audience member. If you are eager to experience this spectator's adrenaline rush, look no further than *The Last First: Winter K2*. Emotionally charged

and chilling, director Amir Bar-Lev weaves a complex tapestry of ambition, greed, and tragedy within the world of extreme mountaineering.

K2 is the second-highest mountain on Earth, reaching well over 28,000 feet. Its height makes it quite a feat to summit, let alone the extreme weather conditions that make any attempt a deadly gamble. Mother Nature is not messing around: Winds exceed 80 mph, temperatures can drop to -70°F at night, and unpredictable avalanches are a threat even to the most skilled alpinist. It's for these reasons that, prior to 2021, reaching the top of K2 in winter was the last mountaineering challenge

See Film Review, page 5



*The Last First: Winter K2*, courtesy of Apple TV



Morgan Rojas

### Check It Out

#### *The American Dream: A Cultural History* by Lawrence R. Samuel

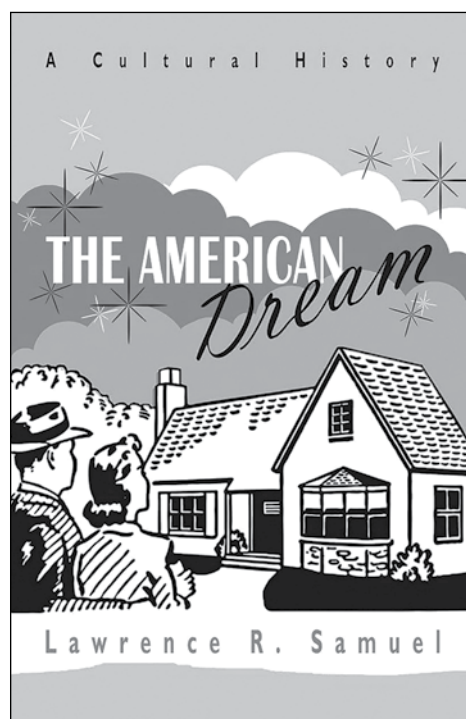
By Roz Templin, Library Assistant,  
El Segundo Public Library

A library is a great place to wander. I often walk the aisles and browse the shelves, both fiction and nonfiction. New books are exciting, of course -- spying a title that you had heard about from a friend ... but finding something unexpected can be just as worthwhile!

I had recently been thinking about "The American Dream." All sorts of media touch on the topic now and then, mostly in uncertain times. Is the American Dream out of reach? Is it dead? What exactly does it mean? Did someone actually come up with the idea? When?

*The American Dream: A Cultural History* by Lawrence R. Samuel, published in 2013, answers those questions and more. It also poses new questions that the reader can ponder, for this book makes you think about the history of this country, economics, our society and culture and whether you have a

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*The American Dream: A Cultural History* by Lawrence R. Samuel



Roz Templin

# Torrance Tribune

The Weekly Newspaper of Torrance

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## The Historic Torrance Destination Reimagined for Modern Living



Gable House has officially opened at the historic site of the former Gable House Bowl. This new mixed-use development brings together residential living, dining, and retail spaces. Welcome to Torrance. Please support our local businesses. Photo courtesy of City of Torrance Facebook page.

### Getting Better

funds for the revamped senior center. Staff was again involved in grant writing. They too are thanked.

For the first time, Hawthorne will host another country at the 2028 Olympics. In the interim, the City has hosted meetings with notable dignitaries from other countries, including Mexico, El Salvador, Peru, and Paraguay.

New businesses are coming in, and locations have been improved, like the Crenshaw Village. An impressive new private school is here now: the South Bay Classical Academy, which will likely bring young people from several other cities. Most Sundays now bring a terrific Farmer’s Market in the Ainsworth Parking Lot. Archer Aviation has entered into a significant ground lease at the Hawthorne Airport; stay tuned for what happens there. And, drumroll, please, the Hawthorne Mall is being demolished, and there is chatter about what will be next. There is actual hope!

The ADU Ordinance has been updated. Public records have been digitized. Entitlement projects for multifamily residences are clearly on the upswing; among them are the homes built on both sides of El Segundo Boulevard

at the former nursery site. The General Plan is being scrutinized, and intensive work is underway not only to bring the Plan to the modern day, but to make sure it aligns with Hawthorne’s goals of stability, security, and promoting economic growth.

Invariably, the Mayor touts the Hawthorne Police Department, which originated the Coffee with a Cop program; it started here. Since then, Coffee with a Cop has been imitated worldwide. With better technology, improved drones, K9S, and dedicated officers, the Hawthorne PD is another reason Hawthorne is doing well.

Media, social media, the online link to the City, and Nate the chatbot are all thriving. The City handled some 1,500 code enforcement cases in the past year. City Hall and the Police fielded more than 578,000 calls, an average of about 45,000 a month. Wow!

There is so much to say, and simply too much to report all of it in this column. You can view the State of the City presentation online at Hawthorne Community Television.

Here are some very positive numbers that tell the tale, along with more: The City’s un-audited cash balance is currently \$105 million,

up from about \$5.4 million in 2016. Revenues have increased from \$46.3 million in 2016 to \$113.5 million now. Fiscal year 2025-2026 will end with a \$353,810 surplus.

Some may say the Mayor’s State of the City was just one long, big brag. I would say it was chock full of details, and the details are backed up. Is everything hunky dory, is all going just swimmingly? That would be too

rosy, but all things considered, Hawthorne is doing well, and the future is bright. The information at the State of the City was presented, after all, by a lifelong resident, whose family has been here many, many years. It stands to reason they take pride in their community.

We all do. We all are hoping for a very bright future. •

from front page



State of the City.

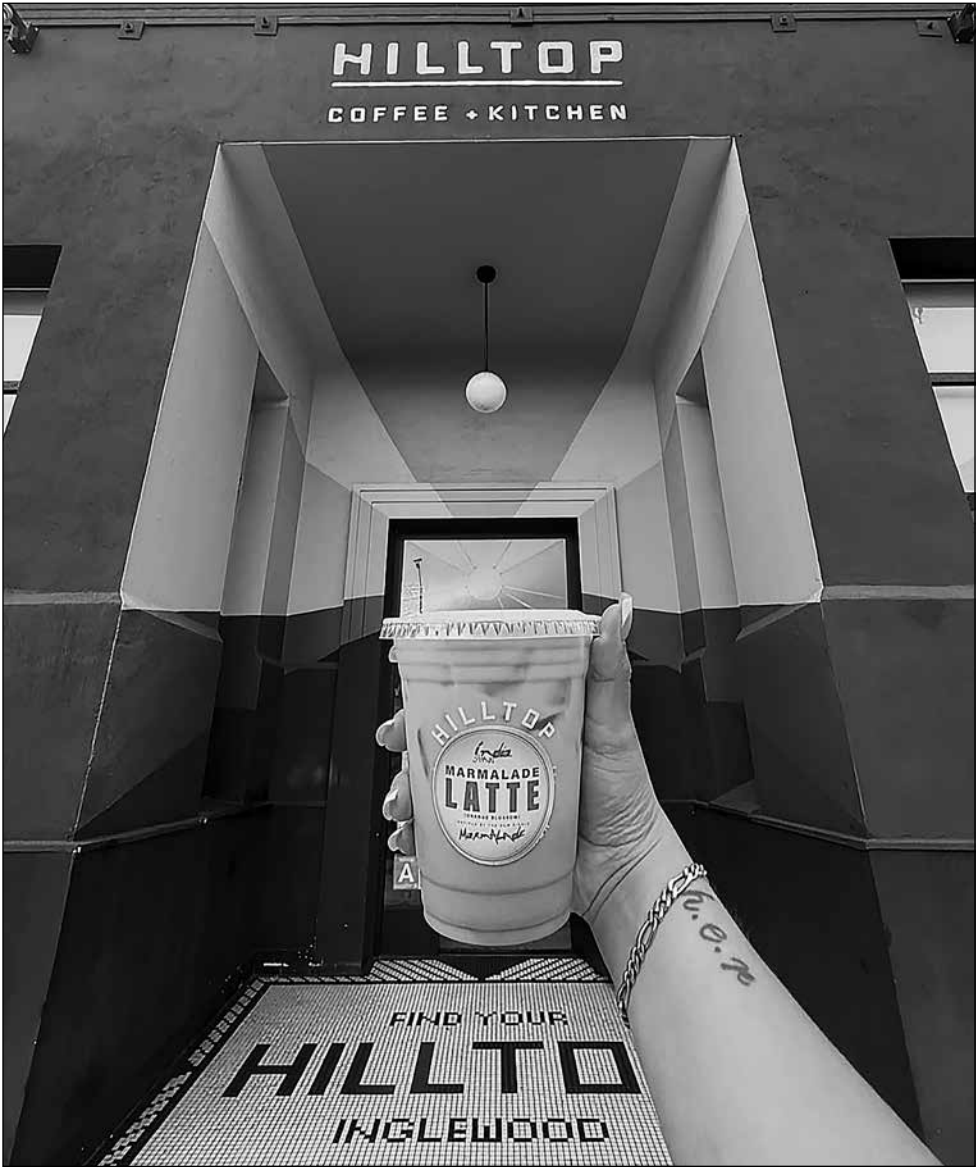


Hawthorne Welcomes Business. Images provided by Ron Sokol.



Investing in The Community.

## Hilltop Coffee + Kitchen Brings Soul, Space, and Sips to Inglewood



Co-creators Yonnie Hago (left) and Ajay Relan are from LA. It is here in these surrounding neighborhoods that they spent their formative years. They take pride in creating fun environments for people to connect with each other and themselves. They are young and ambitious, climbing their own Hilltops personally and professionally, just like everyone else. They both believe in humanity and are grateful for the opportunity to serve you great food and coffee. Please support our local businesses. Photos courtesy of Hilltop Coffee + Kitchen.

### Check It Out

from page 3

vested interest in the subject.

According to the author Samuel, historian James Truslow Adams created the term “American Dream” in his book *The Epic of America*, published in 1931. According to Adams, “The dream is a vision of a better, deeper, richer life for every individual, regardless of the position in society which he or she may occupy by accident of birth. It has been a dream of a chance to rise in the economic scale, but quite as much, or more than that, of a chance to develop our capacities to the full, untampered by unjust restrictions of caste or custom. With this has gone the hope of bettering the physical conditions of living, of lessening the toil and anxieties of daily life.”

Samuel discusses the varying definitions of The American Dream throughout the decades. He cites many other books written about the topic as well as the influences of art, music, film, television and other forms of popular culture. This idea has been appropriated by politicians, scholars, religious leaders, and others over the last near 100 years. Many of those people bend the “Dream” to their own purposes, rather than addressing the true ideals behind the phrase.

Through the Great Depression into World War II and the Greatest Generation, Mid-century Cold War into the turbulent 1960s, careening into the ups and downs of the ‘70s through this 21st century, the Dream has faced challenges like racism, gender wars, disparities in wealth and education. Samuel considers all of the impacts and goes deep into the background information which

results in a more thorough understanding of the American people in past and current generations.

While I was reading this book, I found an article I had kept entitled “A Brief History of the American Dream,” which was an essay by Sarah Churchwell, a professor at the University of London and the author of the book *Behold, America: The Entangled History of “America First” and “the American Dream,”* published in 2018. Toward the end of the article she mentions James Truslow Adams and his phrase ‘The American Dream.’ In Adams’ *The Epic of America*, the perfect symbol of the American Dream in action was embodied in the Main Reading Room at the Library of Congress. She writes that it was a room that the nation had gifted to itself, so that every American (now quoting Adams) “... old and young, rich and poor, Black and white, the executive and the laborer, the general and the private, the noted scholar and the schoolboy” could sit together, “reading at their own library provided by their own democracy. It has always seemed to me to be a perfect working out in a concrete example of the American dream – the means provided by the accumulated resources of the people themselves, a public intelligent enough to use them, and men of high distinction, themselves a part of the great democracy, devoting themselves to the good of the whole, uncloistered.”

As always, I invite you to visit the El Segundo Public Library and discover the vast amount of resources available in your pursuit of your own American Dream. •

### Film Review

from page 3

that remained. It was the last first.

*The Last First: Winter K2* follows the journey of Icelandic climber John Snorri Sigurjónsson and Pakistani father-son climbing duo Ali and Sajid Sadpara as they attempt to become the first team to summit K2 in winter. This once-in-a-lifetime opportunity promises worldwide fame and notoriety for both the climbers and their country. Equally, the attempt carries a high risk of injury or death. By nature, extreme athletes tend to be braver (and more delusional) than the average person, so even the risk of death was not a deterrent for the trio.

However, the climb becomes complicated when celebrity Nepalese mountaineer Nims Purja and his elite team of Sherpas swoop in unannounced, also setting their sights on K2’s peak. Not only is Nims’ presence a distraction, but a commercialized expedition company also arrives with influencer climbers and their film crews. The race to be first is on, but distractions give way to grave mistakes that turn an already treacherous ascent into a deadly climb.

Make no mistake, this is a difficult film to watch. Even if you know how the story ends,

it doesn’t make the viewing any less heart-breaking. Filmmaker Amir Bar-Lev balances this emotional weight with interviews from the surviving climbers, who all seem eager to finally share their side of the story. Despite the competing egos, class, and caste systems at play, it is beautiful to see the surviving climbers put their differences aside and allow their compassionate sides to peek through. In a sport that prioritizes competition over teamwork, this is a rare sight.

Capturing their stories in stunning detail is cinematographer Will Pugh, who uses the mountain as his backdrop. Through his lens, we can sense a sacredness that permeates K2, making it an eerie yet ultimately peaceful place for an extreme alpinist to find eternal rest.

For fans of *Free Solo* and *The Dark Wizard*, you’ll find a similar thrill in *The Last First: Winter K2*. It’s so gripping (pun intended), I couldn’t look away... I even broke my self-imposed “no screen” rule for my seven-month-old so he could watch with me. The film made its World Premiere at the Sundance Film Festival and is now playing in select theaters and on Apple TV. •

“Instead of worrying about what you cannot control, shift your energy to what you can create.”  
– ROY T. BENNETT

PUBLIC NOTICES

T.S. No. 150706-CA APN: 4081-022-002 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/21/2022. 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 11/4/2026 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/14/2022 as Instrument No. 20220725858 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: TIMOTHY EDWARD MCGLADE, AN UNMARRIED MAN 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; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC

CITY OF HAWTHORNE  
NOTICE OF PUBLIC HEARING & REVIEW  
DRAFT SUBSTANTIAL AMENDMENTS TO THE 26-27 ACTION PLAN & SECTION 108 LOAN GUARANTEE APPLICATION

PROPOSED AMENDMENTS  
NOTICE IS HEREBY GIVEN that the City of Hawthorne (City) has prepared draft Substantial Amendments to its 2026-2027 Action Plan and its U.S. Department of Housing and Urban Development (HUD) approved Section 108 Loan Guarantee Application. The proposed amendments would reallocate a total of \$825,000 to the City's Senior Center project, consisting of \$325,000 in Community Development Block Grant (CDBG) funds from the Section 108 Loan Repayment activity and \$500,000 in Section 108 Loan proceeds from the Jim Thorpe Park project. The proposed reallocations would increase the Senior Center project budget from \$3,449,000 to \$4,274,000.  
PUBLIC REVIEW & COMMENT PERIOD  
Copies of the draft Substantial Amendments to the 2026-2027

CENTER PLAZA, POMONA, CA 91766 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: 4574 W 170TH STREET, LAWNDALe, CA 90260 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: \$540,468.73 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

Action Plan and Section 108 Loan Guarantee Application will be available for public review and comment from September 25, 2026 through October 27, 2026. During this period, the draft amendments will be available at the following locations:  
Online: Housing | Hawthorne, CA  
City Hall: Housing Department, 4455 W. 126th St., Hawthorne, CA 90250  
Hawthorne Public Library: 12700 Grevillea Ave., Hawthorne, CA 90250  
The City welcomes and encourages residents, community organizations, and stakeholders to provide written comments on the proposed amendments. Comments must be received by 5:00 pm on October 27, 2026, and may be submitted via:  
Email: kpipkins@cityofhawthorne.org  
Mail: Housing Department, 4455 W. 126th St., Hawthorne, CA 90250  
PUBLIC HEARING  
NOTICE IS HEREBY FURTHER GIVEN that the Hawthorne City Council will conduct a public hearing to provide residents an opportunity to comment on the proposed Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application.  
When: October 27, 2026 at 6:00 pm  
Where: City Hall – Council Chambers,

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

4455 W. 126th St., Hawthorne, CA 90250  
ADA COMPLIANCE  
It is the intention of the City to comply with the Americans with Disabilities Act (ADA) in all respects. If, as a participant or observer at this meeting, you need special assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Residents in need of accommodation should contact the City Clerk's office at (310) 349-2915. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
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.  
CITY CONTACT  
Questions and written comments may be addressed to Kimberly Kipkins, Housing Director, by email at: kpipkins@cityofhawthorne.org  
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Hawthorne Press Tribune Pub 9/24, 10/1, 10/8, 10/15, 10/22/26

HH-29268

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 150706-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 150706-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. 10/1, 10/8, 10/15/26

HL-29271

“Those who won our independence  
believed liberty to be the  
secret of happiness and  
courage to be the secret of liberty.”  
— Louis D. Brandeist

T.S. No.: 26-19705 Loan No.: \*\*\*\*\*0865 APN: 4031-019-010 NOTICE OF TRUSTEE'S SALE  
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/18/2005. 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: GRADIE HARRIS, A SINGLE MAN AND BERNADINE SMITH, A SINGLE WOMAN, AS JOINT TENANTS  
Duly Appointed Trustee: Prestige Default Services, LLC  
Recorded 7/26/2005 as Instrument No. 05 1760875 of Official Records in the office of the Recorder of Los Angeles County, California,  
Date of Sale: 11/5/2026 at 9:00 AM  
Place of Sale: Vineyard Ballroom Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650  
Amount of unpaid balance and other charges: \$307,464.64  
Street Address or other common designation of real property: 3217 W 112TH ST INGLEWOOD, California 90303  
A.P.N.: 4031-019-010 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 (800) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 26-19705. 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 (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 26-19705 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: 10/7/2026  
Prestige Default Services, LLC  
1920 Old Tustin Ave.  
Santa Ana, California 92705  
Questions: 949-427-2010  
Sale Line: (800) 793-6107  
Martha Nuno, Sr. Foreclosure Coordinator  
PPP #26-010992  
Inglewood Daily News Pub. 10/15, 10/22, 10/29/26

HI-29294

Order to Show Cause for Change of Name Case No. 26TRCP00316  
Superior Court of California, County of LOS ANGELES  
Petition of: KEIRRAH EVANGELINA AULT, THROUGH GUARDIAN AD LITEM BY, FARRAH DANIELLE HINES for Change of Name  
TO ALL INTERESTED PERSONS: Petitioner KEIRRAH EVANGELINA AULT, THROUGH GUARDIAN AD LITEM BY, FARRAH DANIELLE HINES filed a petition with this court for a decree changing names as follows:  
KEIRRAH EVANGELINA AULT to KEIRRAH EVANGELINA HINES-AULT  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: October 23, 2026, Time: 8:30 AM., Dept.: B, Room: 340  
The address of the court is: 825 MAPLE AVE TORRANCE, CA 90503  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: TORRANCE TRIBUNE  
Date: September 11, 2026  
JUDGE PATRICIA A. YOUNG  
Judge of the Superior Court  
Torrance Tribune Pub: 9/24, 10/1, 10/8, 10/15/26

HT-29267

Order to Show Cause for Change of Name Case No. 26LBCP00331  
Superior Court of California, County of LOS ANGELES  
Petition of: CRUZ FLORES FUERTES for Change of Name  
TO ALL INTERESTED PERSONS: Petitioner : CRUZ FLORES FUERTES filed a petition with this court for a decree changing names as follows:  
: CRUZ FLORES FUERTES to MICHAEL TALAMANTES FUENTES  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: November 23, 2026, Time: 8:30 AM., Dept.: 528, Room: 5300  
The address of the court is: GEORGE DUUKMEJIAN COURTHOUSE LONG BEACH SUPERIOR COURT 275 MAGNOLIA AVE. LONG BEACH, CA, 90813  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: TORRANCE TRIBUNE  
Date: OCTOBER 7, 2026  
GARY TOKUMORI  
Judge of the Superior Court  
Torrance Tribune Pub. 10/15, 10/22, 10/29, 11/5/26

HT-29295

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:  
Toni Wright  
Katherine Rios  
Emmanuel Velez  
Keith Kingsberry  
Tyrone Williams  
Travonna Byers  
Shance Shon Pierre Boyd-Funes  
Kenya Ellis  
Tonya Sharae Davis  
Estefanía Esteban  
Kayla Place  
Kirstien Young  
Jose Luis Alanis  
Haley Shaw  
Carlos Torres  
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 11:00 a.m., October 23rd, 2026, 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.  
10/8, 10/15/26  
CNS-4083202#  
Hawthorne Press Tribune Pub 10/8, 10/15/26

HH-29282

NOTICE OF PETITION TO ADMINISTER ESTATE OF BETTY JEAN FOSTER CASE NO. 26STPB11121  
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of Betty Jean Foster. A PETITION FOR PROBATE has been filed by Lethell Barnes in the Superior Court of California, County of LOS ANGELES.  
The PETITION FOR PROBATE requests that Lethell Barnes be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held on November 3, 2026 at 8:30 AM in Dept. No. 418 located at 111 N. Hill Street, 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 is available from the court clerk.  
Petitioner: Lethell Barnes Lethell Barnes 1323 W. 92nd Street Los Angeles, CA 90044 (310) 259-9940  
Inglewood Daily News Pub. 10/15, 10/22, 10/29/26

HI-29298

PUBLIC NOTICES

T.S. No.: 26-41304 A.P.N.: 4016-005-048, 4016-005-049, 4016-005-050, 4016-005-051 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 6/26/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: **Plymouth Inglewood Development LLC, a California Limited Liability Company** Duly Appointed Trustee: **Vylla Solutions, LLC** Recorded **6/28/2024** as Instrument No. **20240425468** in book , page of Official Records in the office of the Recorder of **Los Angeles** County, California , Described as follows: As more fully described in said deed of trust. And Cross-Collateralization and Cross-Default Agreement date 6/26/2024 and Guaranty dated 6/26/2024, and Loan Modification and Extension Agreement dated 6/26/2024, Date of Sale: **11/2/2026 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: **\$3,659,957.64** (Estimated) Street Address or other common designation of real property: **139,143,147,151 West Plymouth Street Inglewood, California 90302** A.P.N.: **4016-005-048, 4016-005-049, 4016-005-050, 4016-005-051** 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.** 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 **(949) 776-4697** or visit this Internet Web site **https://prestigepostandpub.com**, using the file number assigned to this

case **26-41304**. 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 **26-41304** 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 be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5) Date: 9-28-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-010637 Inglewood Daily News Pub 10/8, 10/15, 10/22/26

HI-29276

T.S. No.: 26-41305 A.P.N.: 4016-005-041, 4016-005-052, 4016-005-053, 4016-005-054 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 6/26/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: **Plymouth Inglewood Development LLC, a California Limited Liability Company** Duly Appointed Trustee: **Vylla Solutions, LLC** Recorded **6/28/2024** as Instrument No. **20240425469** in book , page of Official Records in the office of the Recorder of **Los Angeles** County, California , Described as follows: As more fully described in said deed of trust. And Cross-Collateralization and Cross-Default Agreement date 6/26/2024 and Guaranty dated 6/26/2024, and Loan Modification and Extension Agreement dated 6/26/2024, Date of Sale: **11/2/2026 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: **\$3,693,810.56** (Estimated) Street Address or other common designation of real property: **125,135,131,137 West Plymouth Avenue Inglewood, California 90302** A.P.N.: **4016-005-041, 4016-005-052, 4016-005-053, 4016-005-054** 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. **If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.** 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 **(949) 776-4697** or visit this Internet Web site **https://prestigepostandpub.com**,

using the file number assigned to this case **26-41305**. 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 **26-41305** 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 be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5) Date: 9-28-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-010639 Inglewood Daily News Pub. 10/8, 10/15, 10/22/26

HI-29277

T.S. No.: 26-41306 A.P.N.: 4016-005-042, 4016-005-043, 4016-005-044, 4016-005-045 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 6/26/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: **Plymouth Inglewood Development LLC, a California Limited Liability Company** Duly Appointed Trustee: **Vylla Solutions, LLC** Recorded 6/28/2024 as Instrument No. 20240425467 in book , page of Official Records in the office of the Recorder of Los Angeles County, California , Described as follows: As more fully described in said deed of trust. And Cross-Collateralization and Cross-Default Agreement date 6/26/2024 and Guaranty dated 6/26/2024, and Loan Modification and Extension Agreement dated 6/26/2024, Date of Sale: **11/2/2026 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: **\$3,699,977.07** (Estimated) Street Address or other common designation of real property: **129,133,137,141 West Plymouth Street Inglewood, California 90302** A.P.N.: **4016-005-042, 4016-005-043, 4016-005-044, 4016-005-045** 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.** 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 (949) 776-4697 or visit this Internet Web site <https://prestigepostandpub.com>, using the file number assigned to this case 26-41306. 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 26-41306 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 be advised that the trustee may

require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/re-faqs#D\\_5](https://www.fincen.gov/re-faqs#D_5) Date: 9-29-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-01068 Inglewood Daily News Pub 10/8, 10/15, 10/22/2

HI-29278

**PETSPETS**  **Pets**  **PETSPETS**

**Featured Pets of the Week**



## Mouse

Provided by Hannah Collett, spcaLA

**Mouse** is an adorable Black Lab mix looking for a family to share her love! This sweet girl loves splashing in the water, playing fetch with her favorite ball, and spending time with people. With her charming personality and love for life, Mouse is sure to make a wonderful companion. She's ready to find a loving home where she can enjoy all the belly rubs, playtime, and cuddles she deserves. [https://](#)



## Ember

[spcala.com/adoptable/pet/?ss=LACA-A-24646](http://spcala.com/adoptable/pet/?ss=LACA-A-24646).

Say hello to **Ember**! Ember is a sweet, fun-loving girl who is always ready for a good time! She loves running around the yard, going on adventures, and discovering all the fun the world has to offer. Ember is also a big fan of toys of all sizes, and if there are hot dogs or string cheese involved, you can count her in! Her playful personality and love for life would make her a wonderful fit for



## Griffin

an active family. <https://spcala.com/adoptable/pet/?ss=LACA-A-23988>.

Meet **Griffin**! Griffin is a lovable orange cat with a big personality. This handsome guy is delightfully talkative and isn't shy about sharing his thoughts with you. With his cuddly charm and adorable orange-cat appeal, Griffin is sure to steal your heart. He's ready to find a loving home where he can enjoy plenty of affection, cozy naps, and conversations with



## Bootsie

his favorite people. <https://spcala.com/adoptable/pet/?ss=LACA-A-24529>.

**Bootsie** is a handsome brown tabby ready to bring some charm into your home. He can be shy at first, but with some time and patience, his sweet personality begins to show. If you're looking for a cozy friend to share your days with, Bootsie may be the purr-fect match! <https://spcala.com/adoptable/pet/?ss=LACA-A-24520>. •

# PUBLIC NOTICES

U.S. No.: 26-41307 A.P.N.: 4016-005-030, 4016-005-031, 4016-005-036, 4016-005-037, 4016-005-046, 4016-005-047 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 6/26/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for 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.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Trustor: **Plymouth Inglewood Development LLC, a California Limited Liability Company**  
Duly Appointed Trustee: **Vylla Solutions, LLC**

Recorded **6/28/2024** as Instrument No. **20240425465** in book , page of Official Records in the office of the Recorder of **Los Angeles** County, California , described as follows: As more fully described in said deed of trust

And Cross-Collateralization and Cross-Default Agreement date 6/26/2024 and Guaranty dated 6/26/2024, and Loan Modification and Extension Agreement dated 6/26/2024,

Date of Sale: **11/21/2026 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: **\$3,700,017.10 (Estimated)**

Street Address or other common designation of real property:  
**113,115,145,149 West Plymouth Street**  
**Inglewood, California 90302**

A.P.N.: **4016-005-030, 4016-005-031, 4016-005-036, 4016-005-037, 4016-005-046, 4016-005-047** 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. **If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**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 (949) 776-4697 or visit this Internet Web site

<https://prestigepostandpub.com>, using the file number assigned to this case **26-41307**. 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 **26-41307** 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 be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5)

Date: 9-29-2026

**Vylla Solutions, LLC**  
**500 N. State College Blvd., Suite 1030**  
**Orange, CA 92668**  
**Automated Sale Information: (949) 776-4697 or**  
**<https://prestigepostandpub.com/>**  
**for NON-SALE information: 888-313-1969**

**LaTedran Franklin, Trustee Sales Specialist**  
**PPP #26-010690**  
**Inglewood Daily News Pub 10/8, 10/15, 10/22/26**

**HI-29279**

TS. No.: 26-41309 A.P.N.: 4016-005-032, 4016-005-033, 4016-005-034, 4016-005-035, 4016-005-038, 4016-005-039, 4016-005-040 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 6/26/2024, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for 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.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Trustor: **Plymouth**      Ingleswood  
**Development LLC, a California**  
**Limited Liability Company**

Duly Appointed Trustee: **Vylla**  
**Solutions, LLC**

Recorded **6/28/2024** as Instrument No. **20240425466** in book , page of Official Records in the office of the Recorder of **Los Angeles** County, California , Described as follows: As more fully described in said deed of trust

And Cross-Collateralization and Cross-Default Agreement date 6/26/2024 and Guaranty dated 6/26/2024, and Loan Modification and Extension Agreement dated 6/26/2024,

Date of Sale: **11/2/2026 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: **\$3,700,455.13 (Estimated)**

Street Address or other common designation of real property:

**117,119,121,123 West Plymouth Street**

**Ingleswood, California 90302**

A.P.N.: **416-005-032, 416-005-033, 416-005-034, 416-005-035, 416-005-038, 416-005-039, 416-005-040**

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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

**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 **(949) 776-4697** or visit this Internet Web site

**<https://prestigepostandpub.com>**, using the file number assigned to this case **26-41309**. 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 **26-41309** 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 be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/rre-faqs#D\\_5](https://www.fincen.gov/rre-faqs#D_5)

Date: 9-29-2026

**Vylla Solutions, LLC**  
**500 N. State College Blvd., Suite 1030**  
**Orange, CA 92668**

**Automated Sale Information: (949) 776-4697 or**  
**https://prestigepostandpub.com/**  
**for NON-SALE information: 888-313-1969**

LaTedran Franklin, Trustee Sales Specialist  
PPP #26-010693  
Inglewood Daily News Pub 10/1, 10/8, 10/15, 26

**HI-29280**