

# South Bay Cities

Featuring the Weekly Newspapers of Hawthorne, Inglewood and Lawndale

**Hawthorne Press Tribune**  
The Weekly Newspaper of Hawthorne

**Inglewood Daily News**  
The Weekly Newspaper of Inglewood

**Lawndale Tribune**  
AND LAWDALE NEWS The Weekly Newspaper of Lawndale

Herald Publications - El Segundo, Hawthorne, Lawndale & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 5, No. 49 - December 7, 2023

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## Santa Claus Visits the South Bay



Downtown Market Street was lit up at the Holiday Fair & Tree Lighting Ceremony. Everyone enjoyed live entertainment, snow play, a roller-skating rink, delicious food trucks, festive refreshments, community organizations, and a special visit from Santa. Special thanks to our performers Andy Vargas and Sevyn Streeter. Photo courtesy City of Inglewood.

## The City of Hawthorne's Year in Review: A Recap of 2023

The City of Hawthorne is proud to ring in another great year of innovative programs, memorable events, and exciting initiatives. Read on to learn about a few of our city's standout moments throughout 2023. "From exciting celebrations to innovative programs, the accomplishments of the past year reflect the collaborative spirit of our City of Good Neighbors," said City Manager Vontray Norris. "As we look ahead, our dedication to fostering a vibrant, inclusive, and thriving City remains strong as we take the leap into 2024."

### Celebrating Our Community

During the summer, the city launched diverse family-friendly programs, including Movies in the Park, aquatic programs, sports clinics, and arts-based classes, providing a well-deserved break for Hawthorne families. In June, the city hosted a vibrant Juneteenth celebration at Holly Park, highlighting the historical significance of Juneteenth and promoting unity within the community.

The first-ever Skates in the Park event at Memorial Park brought joy to over 350 attendees, fostering community connections through the distribution of approximately 500 pairs of skates. And, in August, the National Night Out event at Memorial Park strengthened community bonds, bringing together residents, businesses, schools, and organizations.

September featured another roster of significant events, such as a 9/11 Memorial Ceremony, our 3rd Annual World Festival, celebrating Hawthorne's diversity, and a Household Hazardous Waste Event dedicated to responsible waste disposal. We also celebrated

the sixth anniversary of our partnership with the Dodgers Dreamteam program, which continues to serve over 300 children across the city. Additionally, we welcomed autumn with our Halloween Spooktacular event and Halloween Home Decorating Contest, which provided spine-tingling fun for the community.

Throughout the year, we were proud to celebrate these events, milestones, and more across the City's social media platforms. So far in 2023, we've gained over 1,500 followers across Facebook, Instagram, and X (formerly known as Twitter). This year, we've increased our number of posts by 40%,

giving our community more opportunities to learn about City resources and connect with each other. Additionally, we've invested in creating accessible video content, resulting in a 250% increase in video views across social media platforms.

### Expanding Resources for People Experiencing Homelessness

This year, we took steps to address homelessness. The Bridge of Hope Community Housing development celebrated successful occupancy of all 12 pallet homes, offering interim shelter to unhoused individuals.

**See Hawthorne, page 8**

## Fluffing Up for the Cockatoo Inn

By Ron Sokol

Just what is it about the Cockatoo Inn? How much is a myth? How much is embellishment? How much is even accurate? Bottom line, people still talk about the Cockatoo Inn. Some get a sly smile on their face, others a bit of a tear.

In the 1940s, the Cockatoo Cafe was a non-descript, modest location. Mr. Andrew J. Lococo came into the picture. He is a definite (major) part of the lore. Mr. Lococo was colorful, and there are rumors, stories if you will, about his activities, but what is and is not true is for others to decide. Bottom line: he purchased a stake in the establishment around 1946 and soon had full control. Andrew J. Lococo himself was nicknamed "Mr. Cockatoo".

A cockatoo is an iconic bird, which can be quite noisy. It also is considered to be gregarious, very intelligent, and social. Cockatoos are identifiable by a head crest of feathers, which, when fluffed up, can serve as a communication device with other cockatoos. Seems a fitting symbol, then, all things considered, with respect to the Cockatoo Inn.

In fact, that may be part of the ongoing interest here.

Mr. Lococo was indeed larger than life, and the Cockatoo Inn stood out. It was seen and heard. The hotel (the Cockatoo Inn) was built in 1958. By the 1960s, it was quite popular. Guests included Marilyn Monroe, Mickey Rooney, Betty Grable, and both John and Robert F. Kennedy.

**See Cockatoo Inn, page 7**

## Weekend Forecast

### Friday

Partly  
Cloudy  
67°/51°



### Saturday

Partly  
Cloudy  
70°/50°



### Sunday

Partly  
Cloudy  
72°/53°







# Entertainment



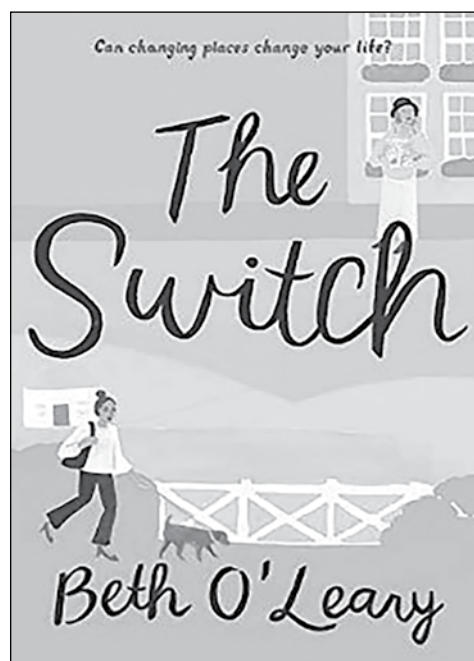
## Check It Out

### *The Switch* by Beth O'Leary

By Roz Templin, Library Assistant,  
El Segundo Public Library

I want to advocate for the library's varied and treasure-filled Books on CD this month. I know I have written reviews in the past that included audio versions of books, but *The Switch* by Beth O'Leary, needs to be singled out!

I have a pretty lengthy commute to my job and audiobooks have certainly eased that pain much of the time. I had finished our "new" books on CD, so I took a deep dive into some older ones I have missed and discovered *The Switch*. When I read the short synopsis on the case, I wasn't sure ... it sounded like another



*The Switch* by Beth O'Leary

"switching bodies" story --- like "Freaky Friday" --- and I was skeptical. But, elements of it were appealing: it took place in England (Yorkshire, particularly, as well as London), had a lively senior citizen as one of the main characters and seemed like it would be also quite humorous (fighting traffic on the freeways, it helps to listen to something funny.)

What a gem of a tale! Seventy-nine year-old Eileen Cotton lives in a quaint cottage near the Yorkshire Dales and is getting a bit bored with her small town life of committees, her never-ending war with her next door neighbor Arnold and the looming May Day celebration, for which she needs to locate a sponsor. She's also grieving her granddaughter Carla's death ... and her husband left her for a ballroom dance teacher!

Her granddaughter Leena (Carla's sister) comes to stay with her after she's given an unwanted vacation from work (she had a panic attack and nearly lost her company's account.) Leena has not been coping well after Carla's death and she is extremely angry at her mother.

As Leena and Eileen compare notes, Leena has a brilliant idea --- she and Eileen can swap lives for a couple of months! Eileen is looking for some male companionship (there seem to be no eligible older gentlemen in her small village) and would also like to see what it would be like to live in the Big City (London.) Leena concedes that she might need a rest and agrees to fill in on various projects for her grandmother. Eileen is hoping that Leena might even be able to patch up her relationship with her mother. Leena will stay in the cottage in Hamleigh and Eileen will move into Leena flat in London (which contains some young roommates.) They even switch phones --- Leena has a modern smart phone, of course but Eileen's phone is an ancient mobile version. This device opens up much ensuing hilarity.

In alternating chapters, Leena and Eileen reveal what it's like to live each other's lives. Of course, it's a "fish-out-of-water" premise, but utterly delightful in its telling. Voice actor Alison Steadman is superb as Eileen, sounding quite like Maggie Smith. I was surprised at her facility with many other characterizations, as well. Daisy Edgar-Jones voices Leena and she is spot-on as she conveys the character's evolution. Leena is a young modern who underestimates her grandmother's "projects" as well as the neighbors she encounters. She grows and is better for it.

Expertly written and acted dialogue moved me to tears and then, before I knew it, something ridiculous happened and I was laughing out loud. *The Switch* makes some cogent observations --- how difficult it can be to navigate grief and anger, how easy it can be to disregard an aging population, and that family relationships take careful and present tending.

The library has this and many other books and materials to whet your appetite for knowledge and entertainment. Our friendly staff will assist you in your search. •



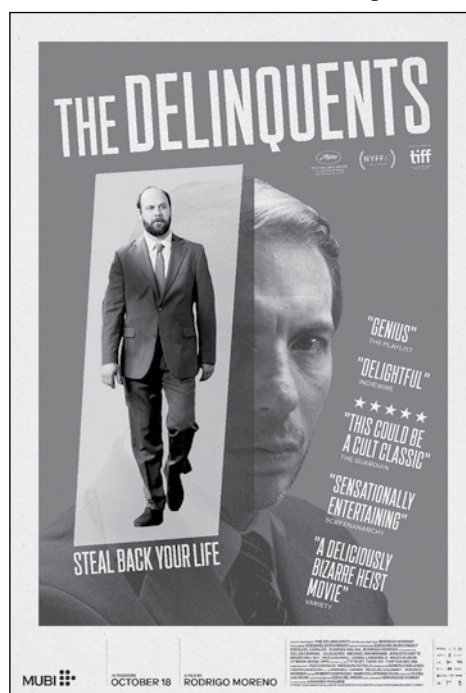
Roz Templin

## Film Review

### *The Delinquents* Is A Life-Affirming Bank Heist Comedy

By Ryan Rojas, Cinemacy.com

A "delinquent" can be either someone who violates the law or someone who is overdue in an action. In Rodrigo Moreno's film *The Delinquents*, the meaning applies to both. In this case, those who break the law to rectify something they are crucially overdue in doing: finally living their lives. What starts as a dryly funny bank heist comedy, *The Delinquents* ends as a poignant meditation on the sacredness of life that will inspire those



*The Delinquents*, courtesy Cinemacy.com.

who seek out this special film.

The film opens with a hilariously drab shot of a colorless suit laid over a chair. It's the sad uniform of Morán (Daniel Elías), a lifeless bank teller who handles large amounts of money each day for a living, without the faintest trace of joy on his face. One day, Morán nonchalantly enters the main bank vault alone. Staring into the security cameras, he casually proceeds to put over \$650,000 in cash into his bag and walks out of the building.

Morán then meets up with an unsuspecting colleague, Román (Esteban Bigliardi), informing him of the illegal act he performed earlier that day. Román also learns of Morán's grand plan: that if he looks after the stolen money while Morán serves out his sentence (which

he's calculated to be just over three years; less with good behavior), he'll receive half of the money—which Morán reasons would equal five years' worth of salaries working at their soul-crushing bank job. Initially reluctant, Román agrees, and takes the money to hide. After all, what could go wrong?

What begins as an impulsive agreement to accept a sizable fortune turns into full-on anxiety for Román—especially after a strong-willed detective enters the picture and signs start to point to his involvement. Román decides it's not worth it, visiting Morán in prison to inform him he can no longer keep the money. Morán—experiencing the unexpected roughness of prison life—tells him of a hidden nature reserve where the cash can be stashed. Román buries their fortune, but not before meeting a group of friendly strangers at the lake: Norma (Margarita Molino), Morna (Cecilia Rainero), and Ramón (Javier Zoro) (yes, they are all anagrams, signaling a cosmically fated connection that we all share).

It's here where the first act ends, and where the film takes on an entirely new tone in its second act: one that's less comical, and more observant about life's beauty when you're finally outside of the system. Ramón embarks on a new passionate life path with Norma, avoiding the stresses of his job and the family he left behind. The film moves from the busy city into the wide expanse of nature, where Ramón, Norma, and his new

See Film Review, page 3



Ryan Rojas

## 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. Earsheet, if requested, will be provided the Monday after Publication Date.
- Errors: Please check your advertisements immediately. Any corrections and/or changes in an ad must be requested prior to the following Tuesday deadline in order to receive a credit. A credit will be issued for only the first time the error appears. Multiple runs will only be credited for the first time the error appears. No credit will be issued for an amount greater than the cost of the advertisement.
- Beware: Employment offers that suggest guaranteed out-of-state or overseas positions may be deceptive or unethical in nature. If you have any doubts about the nature of a company, contact the local office of the Better Business Bureau, (213) 251-9696. Herald Publications does not guarantee that the advertiser's claims are true nor does it take responsibility for those claims.
- We reserve the right to refuse publication of any ad for any reason.

#### EMPLOYMENT

**Manager, Data Analytics** (Nexon America Inc.; El Segundo, CA): Oversee and support the data analysis and data mining needs. Salary: \$146,744 per year. Send resume to: Christina Kim, 621 Hawaii Street, El Segundo, CA, 90245.

#### YARD SALE

**HOLIDAY BOUTIQUE!** December 9th 10 AM - 3 PM Amazing Vendors. Raffle Prizes. El Segundo Woman's Club 541 Standard, 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.

#### WRITER WANTED

**WRITER WANTED** for covering local events, issues, school board, etc for local newspaper. Experience necessary. Please send resume to:

[Letters@heraldpublications.com](mailto:Letters@heraldpublications.com).

#### 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 Classified Ad by Noon on Tuesday. Late Ads will incur a \$20.00 late fee.



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Our website can no longer take inquires or emails

#### California News Publishers Association

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# Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

Herald Publications - El Segundo, Hawthorne, Lawndale & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 65, No. 49 - December 7, 2023

## Keeping Our Children Safe On Their Way to School



The Hawthorne School District has implemented a new crossing guard program in all elementary and middle schools throughout the district. This program, in partnership with the City of Hawthorne and Hawthorne Police, will enhance security at key traffic intersections during peak school commute hours and as students arrive in the morning and head home in the afternoon. Photo courtesy City of Hawthorne.

### Film Review

from page 2

friends live (and where Morán may still be connected to this new group of strangers).

Rodrigo Moreno's film is an incredible work of art, ultimately revealing how people can let their jobs become their life's meaning and forget the source of true happiness. Moreno's ways of slowing the movie down to reflect this, such as dancing to a long song, hearing a full-length poem read aloud, and simply witnessing beautiful shots of rolling mountains, are flourishes that remind us as viewers to slow down and experience these "unproductive" but beautiful moments without a "productive" value.

*The Delinquents* is a long movie. At 3 hours and 9 minutes—complete with two chaptered parts—it's something of an odyssey to endure. Ironically, the film (Argentina's official entry to the 2024 Academy Awards) is about the preciousness of passing time, and how we shouldn't waste a single minute of it. To that end, you might think that watching a three-plus hour movie might go against its message, but I'm here to say that you'd be wrong. *The Delinquents* accomplishes its mission in the final scene, proving it has the impressive and magnificent power to make you reconsider how you live your life. •

### PUBLIC NOTICES

#### Fictitious Business Name Statement 2023245379

The following person(s) is (are) doing business as 1) LOWRIDERS AND LOWRODS, 2) LOWRIDERS AND LOWRODS RESTORATIONS, 9804 S 2ND AVE, INGLEWOOD, CA 90305, LOS ANGELES COUNTY. Registered Owner(s): VINCENT FELDER, 9804 S 2ND AVE, INGLEWOOD, CA 90305. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: 10/2023. Signed: VINCENT FELDER, OWNER. This statement was filed with the County Recorder of Los Angeles County on November 14, 2023.

NOTICE: This Fictitious Name Statement expires on November 14, 2028. A new Fictitious Business Name Statement must be filed prior to November 14, 2028. Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code).  
Inglewood Daily News: Pub. 11/16, 11/23, 11/30, 12/7/23 HI-3220

#### Fictitious Business Name Statement 2023245042

The following person(s) is (are) doing business as EAGLE AUTO WHOLESALE, 1009 W ARBOR VITAE ST, INGLEWOOD, CA 90301, LOS ANGELES COUNTY. Registered Owner(s): NATIONAL EAGLE LLC, 1009 W ARBOR VITAE ST, INGLEWOOD, CA 90301. CA. This business is being conducted by a Limited Liability Company. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: NATIONAL EAGLE LLC, AFSAR ULLAH, CEO. This statement was filed with the County Recorder of Los Angeles County on November 13, 2023.

NOTICE: This Fictitious Name Statement expires on November 13, 2028. A new Fictitious Business Name Statement must be filed prior to November 13, 2028. Fictitious Business Name in violation of the rights of another under Federal, State, or Common Law (See Section 14400 ET SEQ., Business and Professions Code).  
Inglewood Daily News: Pub. 11/30, 12/7, 12/14, 12/21/23 HI-3229

**PUBLISH YOUR PUBLIC NOTICES HERE**

**ABANDONMENTS: \$125.00**

**ABC NOTICES: \$125.00**

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

## SBWIB Gets Grant to Prepare Students With Disabilities For Employment

A collaboration between the California Department of Rehabilitation (DOR) and the Foundation for California Community Colleges has awarded the South Bay Workforce Investment Board (SBWIB) a \$150,000 grant to provide work readiness training and paid work experience opportunities for students with disabilities under the Student Training & Employment Program (STEP).

This project will serve 30 students with disabilities recruited in partnership with three school districts including Torrance Unified, Gardena and Carson High Schools in the Los Angeles Unified School District, and Inglewood Unified School District. SBWIB will work directly with the Districts' Special Education Departments and the Special Resource Center at

El Camino College to recruit eligible students.

"With over 1,000 students with disabilities in high schools in our service area, this program will help provide more resources to additional students and prepare them to become part of a diverse and prepared workforce in our nation's evolving economy," said SBWIB Executive Director Jan Vogel.

Students enrolled in the program will receive work readiness training through SBWIB's Blueprint for Workplace Success curriculum, and the paid work experience component will last a minimum of 120 hours starting early in 2024. To ensure that the students' career interests are addressed, they will be able to access the SBWIB's more than 300 training and employer partners. •

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# Lawndale Tribune

AND LAWNDALE NEWS

The Weekly Newspaper of Lawndale

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## El Camino College Journalism Students Are Number One in the Nation



The awards were announced at the National Fall College Media Convention in Atlanta. ECC took eleven first-place, six second-place, nine third-place and nine honorable mentions in its division, including Best Media Group. Congratulations to The Union newspaper and Warrior Life magazine staffs for their hard work and determination. Photo courtesy El Camino College.

## PETSPETS **Pets** PETSPETS

### Purrrfect Companions



Mr. Worm

Kitten Rescue rescues cats and kittens from a variety of situations. Most live in our volunteers' homes and those volunteers foster them until we can find permanent homes for them. Young or old, tabby or Maine Coon, 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 forever home, we will help match you with the purr-fect one. When you adopt, you save a life... and in turn enrich your own.

During the holidays, welcoming a new member into the family is very rewarding and uplifting. As you consider this, please reflect on these beautiful cats and kittens as a lifetime commitment, not as toys or holiday novelties.

Say hello to **Mr. Worm**. Do not let his professional name fool you...this little man is as



Cassandra

silly as can be! He loves people and being the center of attention. Whatever business you have going on, he wants in! This curious kitty also likes to get to high places, so if you have a cat tree that needs a new tenant, Mr. Worm is the one! Once play-time is over and he is tucked out, he will find the best box you have and make himself comfortable. When you arrive home, he may look like he is curious about the outdoors—but he loves the good indoor life. He will always have tiny head butts and biscuits ready for you. Looking for a wonderfully affectionate kitty just exploding with personality? Mr. Worm may just be your guy!

**Cassandra** is a dilute Calico with a beautiful personality. She is happy to sit on your lap and purr and purr and purr. This pretty girl also loves to play. She is an all-around wonderful cat. Cassandra would be the perfect addition



Winky

to any family. Bring her home for the holidays to start a lifetime of love with you.

**Winky** is the sleekest and sweetest mini black panther you could hope to meet. He is loving, outgoing, and friendly. He will run to greet you at the door for some pets and reward you with purrs. If you settle to watch TV, Winky will want to be by you or on you for snuggles after he is finished getting his kitten energy out. If you want to see who can jump the highest, get the feather toy on the string out and he will show you. He gets along well with other cats as long as a proper orientation period is done. He would probably also be fine around a small friendly dog.

**Balder** is one of the sweetest and most confident kittens you will ever meet. Named after the Norse god for light and beauty, he lives up the name – lighting up any room he



Balder

is in. Balder is big on cuddling and will often start purring before you even pick him up. He also loves to play with his siblings and would love to be adopted with one of them (Freyja or Stadi) since they are very bonded. Balder is a one-of-a-kind kitten who would be a perfect addition to any loving family who is looking for a fun-loving guy.

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

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



# Inglewood News

The Weekly Newspaper of Inglewood

Herald Publications - El Segundo, Hawthorne, Lawndale & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 72, No. 49 - December 7, 2023

## IUSD Celebrates New Athletic Weight Room



The Inglewood Unified School District proudly unveiled the newly renovated Caroline Coleman Field Weight Room. In collaboration with esteemed partners, the LAB4 Foundation, the Play Equity Fund, the Los Angeles Sports & Entertainment Commission, the Los Angeles Host of College Football Playoff Committee, and the College Football Playoff Foundation, the occasion showcased the commitment to nurturing community bonds through sports. Photo courtesy City of Inglewood. Photo courtesy Inglewood Public Library.



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# PUBLIC NOTICES

## NOTICE OF SALE OF ABANDONED PROPERTY

Notice is hereby given that under and pursuant to Section 1987 and 1988 of the Civil Code, SECTION 6066 of the Government code the following property listed below believed to be abandoned by 1st Premiere Bio Lab, LLC, O'Hare Clinical Lab Services and does 1-5 whose last address was 333 Centinela Ave, Inglewood, CA 90302 will be sold at public auction at 333 Centinela Ave Inglewood, CA 90302 on 12/19/23 at 10:00 o'clock AM. DESCRIPTION OF PROPERTY TO BE AUCTIONED: personal items, lab equipment and supplies, office partitions and all other items in and on said property. Auctioneer: Arcadia Auction and Appraisal 8221 Wilcox Avenue Cudahy, Ca. 90201 (951) 968-4301 photographs & more information available at arcadiaauction.com CA Bond CS4638730 Inglewood Daily News Pub. 11/30, 12/7/23

HH-28249



## NOTICE OF FUNDING AVAILABILITY (NOFA)

**CITY OF HAWTHORNE**  
**PY24-25 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and HOME Investment Partnerships - American Rescue Plan (HOME-ARP) Programs**

**Program Description:** The City of Hawthorne is pleased to announce the availability of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and HOME Investment Partnerships - American Rescue Plan (HOME-ARP) program funds for the 2024-2025 Program Year. These programs are funded through the U.S. Department of Housing and Urban Development (HUD) and are administered locally by the City of Hawthorne to support the development of affordable housing, public services, economic development, and other activities that principally benefit low- and moderate-income persons and neighborhoods. This Notice of Funding Availability (NOFA) covers a one-year period for CDBG, HOME, and HOME-ARP activities that will begin July 1, 2024.

**Eligible Applicants:** The City of Hawthorne invites eligible applicants, including nonprofit organizations, Community Housing Development Organizations (CHDOs), for-profit developers, and other entities, to submit applications for

Loan No.: Nelson - Hawthorne TS no. 2023-10796 APN: 4056-026-029 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/8/2022, 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. NOTICE IS HEREBY GIVEN, that on 12/14/2023, at 10:00 AM of said day, Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Erica Denise Nelson, a single woman recorded on 3/16/2022 in Book n/a of Official Records of LOS ANGELES County, at page n/a, Recorder's Instrument No. 20220305598, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 8/2/2023 as Recorder's Instrument No. 20230510441, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR

CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Lot 89, Tract 17995, per Map, Book 527, Pages 12-16 inclusive of Maps. The street address or other common designation of the real property hereinabove described is purported to be: 11703 Atkinson Ave, Hawthorne, CA 90250. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$518,111.87. In the event that the deed of trust described

in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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's sale postponements be made available to you and 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 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2023-10796. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 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 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2023-10796 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit or declaration described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: November 20, 2023 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com/NFP0443690](http://www.nationwideposting.com/NFP0443690) To: HAWTHORNE PRESS-TRIBUNE 11/23/2023, 11/30/2023, 12/07/2023

Hawthorne Press Tribune Pub. 11/23, 11/30, 12/7/23

HH-28239

projects that meet the objectives and priorities of the City's Consolidated Plan as well as the requirements of the CDBG, HOME, and/or HOME-ARP programs. Priority for funding will be given to those applicants that leverage other sources of funding, demonstrate community collaboration and support, address the needs of underserved populations, and promote fair housing and equal opportunity.

**NOFA Workshop:** The City will conduct a pre-application Technical Workshop on Monday, December 18, 2023, at 1:00 p.m. at the Memorial Center, Polaris Room, to provide information and guidance on the application process, eligibility criteria, evaluation factors, and reporting requirements. Attendance at the workshop is strongly encouraged, but not mandatory, for interested applicants.

**How to Apply:** As of the date of this publication, electronic fillable copies of the application may be obtained online at <https://www.cityofhawthorne.org/departments/housing/cdbg>. Applications must be typed (not handwritten) and shall only be accepted via e-mail to [rbidges@mdg-ldm.com](mailto:rbidges@mdg-ldm.com) by **5:00 p.m. on Friday, January 12, 2024**. Late or incomplete applications will not be accepted or reviewed. Applicants are advised to review the application instructions carefully and contact the City's staff with any questions or technical issues before submitting

their applications. The City reserves the right to modify the amount and allocation of funds, to reject any or all applications, to waive any minor irregularities or deficiencies in the applications, and to request additional information or clarification from the applicants.

**ADA Compliance:** It is the intention of the City of Hawthorne to comply with the Americans with Disabilities Act in all respects. If, as an interested applicant, you will need special assistance beyond what is normally provided, the City of Hawthorne will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's Office at (310) 349-2915. Notification 48 hours prior to the technical workshop will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-35.104 ADA Title II).

**Language Access Pursuant to Executive Order 13166:** 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: Should you have any questions regarding this NOFA, please contact Kimberly Mack, Housing Director, via email at [kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org).

**Published:** December 7, 2023 (Hawthorne Press Tribune)  
Hawthorne Press Tribune Pub. 12/7, 12/14, 12/21, 12/28, 1/4/24

HH-28253



## NOTICE OF PUBLIC HEARING AND REVIEW

**Draft Substantial Amendment to 20-24 Consolidated Plan and 20-21 Action Plan City Council Meeting**  
**December 12, 2023**

**Program Description:** Pursuant to the United States Department of Housing and Urban Development (HUD) regulations, the City of Hawthorne (City) has prepared the draft Substantial Amendment to the 2020-2024 Consolidated Plan and 2020-2021 Action Plan. The Action Plan is the City's application to HUD for Community Development Block Grant - Coronavirus (CDBG-CV) funds. The draft Substantial Amendment outlines the projects and activities to be undertaken utilizing CDBG-CV funds to address the priority needs and goals noted in the City's 2020-2024 Consolidated Plan.

**Citizen Involvement:** Do you have any comments? Questions? Concerns? You are invited to attend a public hearing to be held by the City of Hawthorne on **Tuesday, December 12, 2023, at 6 p.m.** to provide public comments. Specific details about how to participate, which may include either teleconferencing, videoconferencing, or another equivalent option, will be included with the posted City Council Agenda. The Agenda will be posted online at least 72 hours in advance of the hearing at <https://www.cityofhawthorne.org>. The City Council is the final decision-making body for these items. If you challenge the City Council's action on this item in court, you may be limited to raising only those issues which you or someone else raised at this public hearing or in written correspondence received by the City at, or prior to, the public hearing.

**Information Available:** Copies of the draft Substantial Amendment to the 2020-2024 Consolidated Plan and 2020-2021 Action

Plan will be available for public review and comment beginning on Thursday, November 9, 2023, with the City Clerk at 4455 W. 126th Street, Hawthorne (City Hall), 12700 Greville Avenue, Hawthorne (Public Library), or online at <https://www.cityofhawthorne.org/departments/housing/cdbg>.

The City of Hawthorne encourages citizen participation in the CDBG-CV program grant management process. If you are unable to attend the public hearing, written comments can be forwarded to the Housing Department at 4455 West 126th Street, Hawthorne, CA 90250 from November 9, 2023, to December 12, 2023.

**ADA Compliance:** It is the intention of the City of Hawthorne to comply with the Americans with Disabilities Act in all respects. If, as an attendee at this meeting, you will need special assistance beyond what is normally provided, the City of Hawthorne will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office at (310) 349-2915. Assisted listening devices are available at the meeting for individuals with hearing impairments. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)

**Language Access Pursuant to Executive Order 13166:** 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:** For more information, contact Kimberly Mack, Housing Director, by email at [kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org).

**Published:** November 9, 2023 (Hawthorne Press Tribune)  
Hawthorne Press Tribune Pub. 11/9, 11/16, 11/23, 11/30, 12/7/23

HH-28218



## NOTICE OF PETITION TO ADMINISTER ESTATE OF:

**ERNESTINE M. TYLER-BARRIOS**  
**CASE NO. 23STPB12610**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ERNESTINE M. TYLER-BARRIOS.

A PETITION FOR PROBATE has been filed by SEAN LUMPKIN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SEAN LUMPKIN 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: 12/14/23 at 8:30AM in Dept. 4 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**  
SIBYLLE GREBE - SBN 141553, LORENZO C. STOLLER - SBN 291581,  
THE PROBATE HOUSE, L.C.  
3424 WEST CARSON STREET, SUITE 320  
TORRANCE CA 90503,  
Telephone (310) 542-9888  
11/23, 11/30, 12/7/23

**CNS-3758784#**  
Inglewood Daily News Pub. 11/23, 11/30, 12/7/23

HH-28236

**Información disponible:** Copias del borrador de la Enmienda Sustancial al Plan Consolidado de 2020-2024 y el Plan de Acción de 2020-2021 estarán disponibles para su revisión pública y comentarios a partir del jueves, 9 de noviembre de 2023, con el Secretario de la Ciudad en 4455 W. 126th Street, Hawthorne (Ayuntamiento), 12700 Greville Avenue, Hawthorne (Biblioteca Pública) o en línea en <https://www.cityofhawthorne.org/departments/housing/cdbg>.

La Ciudad de Hawthorne fomenta la participación ciudadana en el proceso de administración del programa de CDBG-CV. Si no puede participar en la audiencia pública, puede enviar sus comentarios por escrito al Departamento de Vivienda a 4455 West 126th Street, Hawthorne, CA 90250 desde el 9 de noviembre de 2023 hasta el 12 de diciembre de 2023.

**Cumplimiento de la ADA:** La intención de la Ciudad de Hawthorne es cumplir con la Ley de Estadounidenses con Discapacidades en todos los aspectos. Si, como asistente a esta reunión, usted necesitará asistencia especial más allá de la que normalmente se proporciona, la Ciudad de Hawthorne intentará acomodarlo de todas las maneras razonables. Póngase en contacto con la oficina del secretario municipal en el (310) 349-2915. En la reunión habrá dispositivos de escucha asistida disponibles para las personas con problemas auditivos. La notificación 48 horas antes de la reunión permitirá a la Ciudad hacer los arreglos razonables para asegurar la accesibilidad a esta reunión. (28 CFR 35.102-35.104 ADA Título II)

**Contacto en la ciudad:** Para más información, póngase en contacto con Kimberly Mack, Directora de Vivienda, por correo electrónico en [kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org).

**Publicado:** 9 de noviembre de 2023 (Hawthorne Press Tribune)  
Hawthorne Press Tribune Pub. 11/9, 11/16, 11/23, 11/30, 12/7/23

HH-28219

## Invitation to Submit Qualifications for RFOu-0009

The City of Inglewood invites and will receive qualifications duly filed herein for qualified "As-Needed Facilities Repainting and Refinishing Services," as specified in this document. Each qualification response shall be submitted and completed in all particulars and must be enclosed in a sealed package addressed to the City of Inglewood, Purchasing and Contract Services Division Office, 8th floor, One Manchester Blvd., Inglewood, CA 90301, with the designation of the project, "As-Needed Facilities Repainting and Refinishing Services" appearing thereon.

Qualification Responses will be opened in public on January 11, 2024, at 11:00 a.m. in the Purchasing and Contract Services Division and will be announced then and there to all persons present. Specifications and other qualification documents for the above service are on the City's PlanetBids portal.

The City reserves the right to waive any irregularity within any qualification response and to take qualification responses under advisement for a period of ninety (90) calendar days from and after the date qualification responses are opened and announced.

The following conditions and terms apply:

1) The City Council reserves the right to reject any or all qualification responses.

2) Attached are detailed specifications and



## PUBLIC NOTICE

Notice is hereby given, StorQuest Self Storage will sell at public sale by competitive bidding the personal property of:

MucetLlykes  
Kenya Ellis  
Jesus Lopez Sanchez  
Patricia Byrd  
Michelle Bernard  
Oscar Marco Antonio  
Adriel Morales  
Brandon Donis  
Breeale Hollyfield  
Katrena Stewart  
Tabatha Sena  
Stephanie Price

Property to be sold: misc. household goods, furniture, tools, clothes, boxes, toys, electronics, sporting goods, and personal content. Auction Company: [www.StorageTreasuries.com](http://www.StorageTreasuries.com). The sale ends at 10:00 a.m., December 26, 2023, 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.

**CNS-3763802#**  
Hawthorne Press Tribune Pub. 12/7, 12/14/23, 12/21, 12/28, 1/4/24

HH-28257

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: DEC 18, 2023, Time: 9:30 AM, Dept.: 26, Room: 316

The address of the court is:  
111 NORTH HILL STREET  
LOS ANGELES, CA 90012  
STANLEY MOSK COURTHOUSE

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:

HAWTHORNE PRESS TRIBUNE  
Date: NOV. 3, 2023  
ELAINE LU  
Judge of the Superior Court  
Hawthorne Press Tribune Pub. 11/23, 11/30, 12/7, 12/14/23

HH-28237

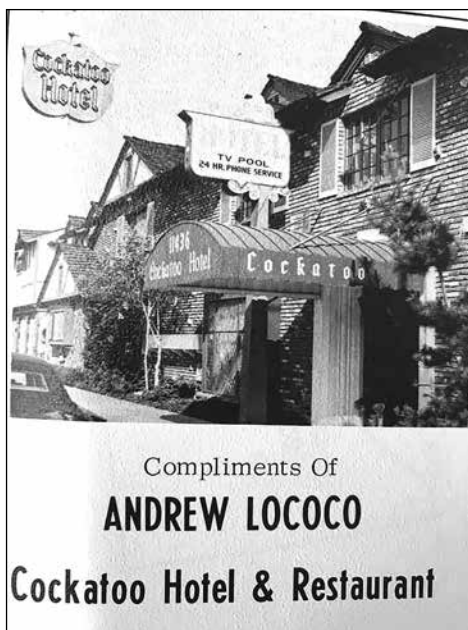
# Cockatoo Inn

from front page

While unconfirmed, I have been told there was a Villa adjacent to the Inn where many private parties took place, and possibly there was a tunnel from the kitchen to the Villa to allow for privacy. As already asked above, how much is a myth? How much is embellishment? How much is even true?

A good friend, who is a longstanding Hawthorne resident, tells me from the 1960s to the early 1990s when an event was to be arranged (banquet, wedding, and meetings), “the Cockatoo was the first place the locals thought of...”

Located on Imperial Highway at Hawthorne Boulevard, the Cockatoo Inn was built in the “Olde English style.” It served as a meeting place for many people and groups in the community. This included service clubs,



Compliments of Andrew Lococo.  
which some may sardonically refer to as “just a group of do-gooders.”

After all, this business, owned by the inimitable Mr. Lococo, was also reputed to be visited by horse racing insiders and gamblers. In sum, it can rightfully be said that the Cockatoo Inn had a wide wingspan and a dedicated, diverse clientele.

You can find online an excellent website about the Inn at: <https://cockatooinn.com/history/>. If the link does not work for you, type “Welcome to the Cockatoo Inn” on your web browser. Once the website is opened, you will find photos, shared memories, history, anecdotes, and other items. The website pays respectful homage to this unique and memorable part of Hawthorne’s past. Driving by there today, little reminds you of the fabled Inn, although nearby is a place named the Comfort Inn Cockatoo.

Just recently, a photograph of the memorable Cockatoo Inn was posted on Facebook under the heading “You Know South Bay If...” Numerous comments were posted, including “Had my first cocktail there @ 18”; “My sister had her wedding reception there,”; and “My husband and I would meet up there after work to enjoy the free snacks with our delicious cocktails. It always felt like I was in a special place. Those type restaurants/ cocktail lounges just don’t exist anymore,

and that’s such a shame. I miss them.”

Quentin Tarantino, the well-known, well-regarded film director who grew up in the South Bay, filmed at the Cockatoo Inn. This included his movie “Jackie Brown,” which starred Pam Grier, with such luminaries in supporting roles as Michael Keaton, Robert DeNiro, Bridget Fonda, and Samuel L. Jackson.

So, what is it then, just *what is it*, about the Cockatoo Inn that still resonates today? The building burned down in 1958 and was reconstructed, but was abandoned by the mid-1990s and demolished in 2006. Well before then, Mr. Lococo had legal issues and sold his interest before passing in 1973. I am told as people left his funeral (held at St. Joseph’s Catholic Church in Hawthorne), the FBI was across the street with all kinds of cameras on tripods and hand-held cameras. Once more, then, how much is myth, how much is embellishment, and what is even true?

*Nostalgia* is described as a sentimental feeling about the past. The emotion, this longing, may be for a period of time or a place that has happy associations.

There is a desire to return to a former time. Perhaps it seems that most everything was simpler then.

Having given this thought, it is fair to say the Cockatoo Inn may be a reminder of something very important: *Cherish what we have*. Don’t take anything for granted. This includes each other, let alone places we frequented or so enjoyed in times gone

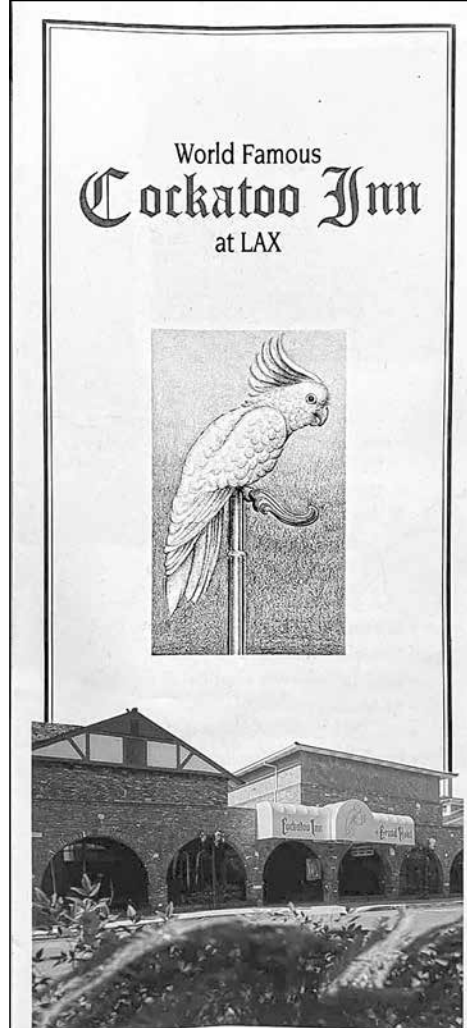


Lunch Menu.

by. With the holidays at hand, during which we often are with family and good friends, it is wise to remember that what is here today may not be with us tomorrow.

So, then, let’s fluff up our head crests like a cockatoo. Let’s stand on our perch and make a little noise. If anyone complains, just say, “I’m only imitating a cockatoo in honor of the Cockatoo Inn!”

Sometimes we just don’t know what we had, until we no longer have it. •



World Famous Cockatoo Inn.



Vintage Photo. Photos provided by the Hawthorne Historical Society.

## PUBLIC NOTICES



### NOTICE OF PETITION TO ADMINISTER ESTATE OF: SANDRA J. MOORE CASE NO. 23STPB12707

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SANDRA J. MOORE, aka SANDRA JEAN MOORE

A PETITION FOR PROBATE has been filed by MICHAEL MOORE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that MICHAEL MOORE 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: January 4, 2024 at 8:30AM in Dept. 4 located at 111 NORTH HILL STREET, LOS ANGELES, CA 90012, STANLEY MOSK BUILDING

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: John A. Viggianelli 2588 El Camino Real, Box 608 Carlsbad, CA 92008 760.579.7337

Hawthorne Press Tribune Pub. 12/7, 12/14, 12/21/23

HH-28258

### Order to Show Cause for Change of Name Case No. 23TRCP00423

Superior Court of California, County of LOS ANGELES

Petition of: ANGELA NOELLE TURNER for Change of Name

TO ALL INTERESTED PERSONS: Petitioner ANGELA NOELLE TURNER filed a petition with this court for a decree changing names as follows:

ANGELA NOELLE TURNER to JAELE BETH ISRAEL

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: Jan 05, 2024, Time: 9:30 AM., Dept.: 8 The address of the court is:

L.A. SUPERIOR COURT SOUTHWEST DISTRICT INGLEWOOD COURTHOUSE ONE REGENT STREET INGLEWOOD, CA 90301

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:

LAWNDALE TRIBUNE Date: NOV 13, 2023 RONALD F. FRANK Judge of the Superior Court

LAWNDALE TRIBUNE Pub: 11/16, 11/23, 11/30, 12/7/23

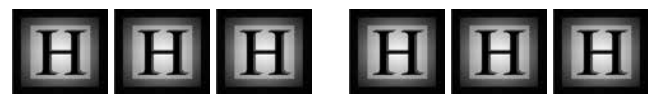
HL- 28231

### T.S. No.: 220525132 Notice of Trustee's Sale

Loan No.: Adamian Order No. 95525979 APN: 4020-020-016; 4020-020-015; 4018-015-011; 7121-010-007 Property Address: 2709 E. South Street Long Beach, CA 90805 & 520 West Olive Street Inglewood, CA 90301 & 210 N. Eucalyptus Avenue Inglewood, CA 90301 & 235-243 W. Regent Street Inglewood, CA 90301 You Are In Default Under A Deed Of Trust Dated 6/21/2001. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: George Adam Adamian, A Married Man As His Sole And Separate Property Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 7/26/2001 as Instrument No. 01-1326650 in book, page of Official Records in the office of the Recorder of Los Angeles

County, California, Date of Sale: 1/2/2024 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: \$709,052.77 Street Address or other common designation of real property: 2709 E. South Street Long Beach, CA 90805 & 520 West Olive Street Inglewood, CA 90301 & 210 N. Eucalyptus Avenue Inglewood, CA 90301 & 235-243 W. Regent Street Inglewood, CA 90301 A.P.N.: 4020-020-016; 4020-020-015; 4018-015-011; 7121-010-007 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements

be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 220525132. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 220525132 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: 12/1/2023 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Office Inglewood Daily News Pub. 12/7, 12/14, 12/21/23





# Hawthorne

from front page

We also launched our Unhoused to Work Program. In collaboration with the South Bay Workforce and Investment Board, the program provided training, job support, and paid work experience to 20 participants, sup-



Dodgers Dreamteam Program

porting unhoused individuals in the job search.

### Prioritizing Public Safety

In 2023, the Hawthorne Police Department (HPD) continued its tradition of innovative policing with the expansion of specialized programs. HPD introduced a Therapy K9

engagement and response capabilities.

### Sprucing Up Our Public Spaces

Various City improvements were made, including modernizing the City Council Chambers, securing \$4.1 million funding for the Crenshaw Boulevard Improvement Project, and installing electric vehicle charging stations in several locations across the city. We also completed enhancements of parks and recreational spaces, including the opening of the Memorial Dog Park, conversion of tennis courts into pickleball courts, creation of a community garden at Holly Park, and construction of a sound wall near Glasgow Park.

We also launched the MyHawthorne311 app to simplify access to City Hall services. This mobile citizen engagement app allows residents to report issues, ask questions, and monitor resolutions conveniently.

In October, we also unveiled innovative designs for a new City Hall, which prioritize modernity, sustainability, and community engagement. The City's architectural centerpiece will feature contemporary aesthetics, LEED Certification for eco-friendliness, and community spaces, including a public hall, retail and restaurant areas, and a park for events.

### Supporting Local Organizations and Businesses

To support local organizations, the city initiated a non-profit grant program, distributing \$150,000 to critical community service

Small Business Assistance program includes a Small Business Bootcamp and various a la carte options for business support. The Business Connect initiative simplifies local permitting processes, conducts informative

to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up here now: <https://www.flashvote.com/hawthorneca> or call 775-235-2240 to participate by phone or



Hawthorne Play Structure Ribbon Cutting.

workshops, and fosters networking opportunities, while the Hawthorne Community eGift Card program encourages local spending with added city contributions.

For more information about 2023's programs, events, and initiatives, please visit

text only. Sign up takes less than one minute and your input is always kept anonymous. Personal or demographic information collected by FlashVote is never shared with the city or anyone else. When residents sign up, they can determine how surveys are received



Hawthorne officials at the Bridge of Hope housing center. program, transitions to bloodhounds for tracking, and implemented a Tactical Medicine program, ensuring officers are trained in trauma care. HPD, in partnership with the Hawthorne School District, implemented a crosswalk program to ensure the safety of Hawthorne's students throughout the school day. Additionally, the Bicycle Patrol Unit (BPU) and drone program enhanced community

providers. Recipients included the Historical Society, Hawthorne Parks and Rec Foundation, and Hawthorne School District.

The city also introduced initiatives to spur economic growth and aid local businesses, such as Hawthorne Small Business Assistance, Small Business Rental Assistance, Community eGift Card, and Business Connect. Leveraging American Rescue Plan Act (ARPA) funds, the



Hawthorne Tennis Program.

the City of Hawthorne's official website at <https://www.cityofhawthorne.org>.

### The City of Hawthorne Wants to Hear from You

Can you spare some time to share your input? You're invited to participate in the City of Hawthorne's partnership with FlashVote which will shape the community's future. The City of Hawthorne is working with FlashVote

- whether by email, text or phone call. They will receive a notification whenever there is a new survey, and they will have 48 hours to participate before voting closes. Once a survey is closed, everyone who participated will automatically receive a summary of the overall results and be able to see how their responses compare to the group.

- Provided by the City of Hawthorne •



Movies in the Park.



Trick or Treater in an Astronaut Costume.