

South Bay Cities

Featuring the Weekly Newspapers of Hawthorne, Inglewood and Lawndale

Hawthorne Press Tribune
The Weekly Newspaper of Hawthorne

Inglewood News
The Weekly Newspaper of Inglewood

Lawndale Tribune
AND LAWNDALE NEWS
The Weekly Newspaper of Lawndale

Herald Publications - El Segundo, Hawthorne, Lawndale & Inglewood Community Newspapers Since 1911 - (310) 322-1830 - Vol. 3, No. 11 - March 18, 2021

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Vaccinations for Educators Have Arrived in the South Bay



Hector Escobar, Custodian at Prairie Vista Middle School in Hawthorne, receives his COVID-19 vaccine at AdventurePlex in Manhattan Beach. Administering the vaccination is Redondo Beach Fire Department Captain Brian Regan. This is a newly established closed vaccine site, which is exclusively for teachers and school staff in 11 South Bay public school districts. Photo courtesy Beach Cities Health.

South Bay Realtor Bill Ruane Continues to Crush the Competition

By Duane Plank

Anyone who has lived in or traversed the confines of El Segundo has probably viewed the branding signage of RE/MAX's Estate Properties wildly successful realtor Bill Ruane on commercial properties and homes for sale, or maybe even a bus bench or two.

Well respected in the community, Ruane is touted for his industry negotiating skills, breadth of real estate knowledge, and tireless work ethic as he builds relationships with all parties in the real estate spectrum. He is also noted for his "flexible" work hours; suffice to say, one might see Ruane plying his trade long after the sun has set each evening.

On his expanded working hours, Ruane said he has established non-standard work hours to better serve his clients, naming employees at LAX, and the Chevron plant, as well as nurses, doctors, policemen and women, and firefighters, who all work differing shifts, and are not always able to conduct business on the old 9 a.m. to 5 p.m. business-day time-frame. He did also note that while he works expanded hours, the advent of technology has allowed him to get more accomplished in less time and gives him ample time to continually welcome new clients into the RE/MAX fold.

Ruane attempts to couple his client's homeowner and commercial real estate needs by exposing them to the full gamut of financial opportunities that are available to property owners in the South Bay.

An El Segundo resident, Ruane, who is the youngest of six siblings, was raised by parents who worked in the medical field (his mother was a physician), said his interest in becoming a realtor was piqued by palling around with a

friend whose father had his own El Segundo real estate business. Asked what makes El Segundo such a perfect fit for his real estate talents, Ruane succinctly summed it up: "I grew up here, I live here, I like it, it's enjoyable."

James Sanders, a local RE/MAX CEO and co-owner, feels that Ruane is successful because he "really cares about the outcome. He is helping (his clients) achieve the American dream. Since he is so connected, he can often connect the buyer with the seller. He thinks, deep and hard, always thinking about the client."

"I am super competitive and like the challenge that real estate offers," Ruane said, noting that his level of client service does not change depending on the value of the property, whether it be a start-up home or a megabucks residential property. Ruane said that he likes

the feeling of "winning for your client" and the satisfaction he receives from closing the transaction with a satisfied client. "A win-win," he said. Said Sanders about the traits of a successful agent: "It is really about just helping people," mentioning that he often receives a note from a very satisfied client, post-sale, about Ruane's top-notch customer service.

Ruane has become a featured media star, with appearances on the RE/MAX Zoom production "Good Morning RE/MAX" that is available for viewing by 130,000 agents and has also been spotlighted on segments run on the American Dream TV channel.

As for industry recognition, Ruane has garnered numerous tributes. He was feted in 2020 as a winner of the "Paramount of

See Bill Ruane, page 5



RE/MAX Realtor Bill Ruane

Weekend Forecast

Friday

Partly Cloudy/
Wind
63°/52°



Saturday

Partly
Cloudy
63°/48°



Sunday

Sunny/
Wind
61°/47°



Entertainment

Film Review

Tilda Swinton Captivates in *The Human Voice*, Pedro Almodóvar's Deconstructed Short Film

By Ryan Rojas for cinemacy.com

At just thirty minutes long (the length of a TV episode), Tilda Swinton commands every second of the small screen in Pedro Almodóvar's beautifully staged and winkingly meta new short film, *The Human Voice*.



The Human Voice, courtesy Sony Pictures Classics.

Based "freely" off of a play by Jean Cocteau, Almodóvar takes the concept of the "one-woman show" from Cocteau's play and re-tools it to fit within the times of which he made his film, which was during the middle of the pandemic last year.

With Tilda Swinton as the film's singular character, *The Human Voice* (which was also selected to play at last year's Venice Film Festival) is a devilishly playful bit of pop-art filmmaking that sees the director combine his source material's wonderfully satiric silliness and makes it a meta viewing experience that comments on both film production and how we communicate as humans.

In *The Human Voice*, Swinton plays an actress unhinged, at first silent and vacant as she sulks about her decadent and deadening modern apartment, but then fiery and alive at the sound of her iPhone ringing, her lover on the other end of the line.

Over the course of their on-off conversation (of which we only hear Swinton's side of throughout the entirety of the film) she switches from depressed and pilling boozier,

to desperately needy partner, to rage-filled and scorned woman of the world all in a moment's time.

It's a high task to have to create the entirety of a world when you're acting alone, but if there's anyone in Hollywood who can do the job, it's Ms. Swinton, whose talents and stamina make the film captivating. What she does so effortlessly—communicating an entire story and relationship of a fictionalized, passionately troubled couple—is accomplished all by way of using a singular element: her voice.

And she does this with gymnastic range, pitching up her voice to harken back to old Hollywood romantic starlets, and then down-shifting gears into a lower register to convey darker colors. Her voice work on display here is as vital and deadly as any of Almodóvar's beautifully composed hardware and tools that are so artfully composed within the background.

The Human Voice does communicate a narrative story (kind of), but just as Almodóvar makes a point of regularly reminding us that the apartment is in fact a set within a soundstage, and the actor alone within it all, the film should really be watched and appreciated for what it is: an exercise in filmmaking where the audience gets the rare chance to deconstruct, study, and understand all the parts that go into the art of filmmaking, which feels so special to get during a crossroads in film production when everything was flipped on its head. Personally, I think it's something worth shouting for.

30 minutes. *'The Human Voice'* is now playing in Los Angeles at the Vineland Drive-In Theater. •



Ryan Rojas

Seniors

New Survey: Americans Cut Prescription Costs By Ordering From Canada

(BPT) - Prescription drug prices are skyrocketing. For anyone who needs regular prescriptions to manage serious chronic health conditions, the soaring cost of their medications creates a real burden. Studies show that one in four adults skip medications primarily due to cost, which leads to bigger problems both for their health outcomes and for increasing medical costs as they suffer complications due to missed medications. But a new survey shows that a growing number of Americans are finding a workable solution: importing prescription medications from Canada.

In the survey, conducted by the Campaign for Personal Prescription Importation (CPPI), over 93% of the respondents cited the high cost of prescription drugs in the U.S. as the primary reason they ordered prescriptions from licensed online Canadian pharmacies.

Recent price comparisons show that online Canadian pharmacies consistently offer Americans savings of 50-90% on brand-name prescription medications compared to leading U.S. pharmacies as well as GoodRx and Amazon Pharmacy.

The effect of these savings is not just about the cost. Craig Barnes of Oregon has been ordering prescription drugs from Canada for about two years. "I have a heart condition that requires medication to regulate my heart rate," said Barnes. The U.S. list price of 60 tabs (a 30-day supply) is approximately \$500.00. On GoodRx, the price is a bit lower - about \$460.00. Even with his insurance, his out-of-pocket monthly cost in the U.S. would be about \$236.00. Buying from an online Canadian pharmacy, Barnes saves \$2,328 a year, getting the medication he needs for only \$42.00 per month.

"If I had to buy the medication in the U.S., I would have to stop treatment or split doses," said Barnes. And for most people managing a health condition like Barnes, that can result in a much poorer health outcome, leading to complications that could even be life-threatening.

In the CPPI survey, 62% of the Americans

who import their prescriptions said they were referred by a trusted medical professional, friend or family member, and 80% of the survey respondents knew how to identify "rogue" pharmacies and felt savvy about their ability to find a trustworthy online pharmacy. The upshot? A whopping 99% of those who currently import their prescriptions from Canada would recommend doing so to family and friends.

It's definitely a continuing trend - last year saw an increase from 8.1% to 13.3% of Americans who reported ordering prescription drugs from online Canadian pharmacies for the first time. Eighty-seven percent said they had been ordering from online Canadian pharmacies for a year or longer. Until prescription medications become more affordable in the U.S., it's a trend that is likely to continue to grow.

The pandemic has underscored the importance of everyone having access to safe, reliable and affordable medications. For those with multiple underlying conditions, this is even more crucial now.

The Campaign for Personal Prescription Importation (CPPI) recommends searching for licensed Canadian pharmacies on certified websites. CPPI is a national nonprofit patient advocacy organization that fights for Americans' access to safe, affordable prescription medications from Canada for personal use. On their website, PersonalImportation.org, you can find advice and tips, plus a link to the Canadian International Pharmacy Association (CIPA) website, CIPA.com, for a list of licensed pharmacies.

"All Americans deserve access to affordable prescription medications. The savings that American patients report finding from online Canadian pharmacies is significant and available to Americans right now," says Jack Pfeiffer, executive director of the Campaign for Personal Prescription Importation. "There is even a bill in Congress, the Safe and Affordable Drugs from Canada Act, which could make these savings even easier for Americans to come by." •

Classifieds

The deadline for Classified Ad submission and payment is Noon on Tuesday to appear in Thursday's paper. Advertisements must be submitted in writing by mail, fax or email. You may pay by cash, check, or credit card (Visa or M/C over the phone).

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.

EMPLOYMENT

Saatchi & Saatchi North America, Inc. has an opening for Senior Copywriter in El Segundo, CA. Develop & advocate for unique, award-winning quality communications for the majority of assignments. Some travel may be required to work on projects at various, unanticipated sites throughout the U.S. & internationally. Evenings and/or weekend work may be required. Apply online at <https://conill.com/careers/> & refer to Job# 6630.5122.

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WANTED. Vinyl, vinyl, vinyl records, anything musical. Collectibles/antiques. Typewriters, sewing machines, military, silver, Japan, records, stamps, coins, jewelry, Chinese, ANYTHING. Buy/Sell/Trade. We sell for you on EBAY. Studio Antiques, El Segundo. 310.322.3895.

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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Hawthorne Press Tribune

The Weekly Newspaper of Hawthorne

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A Hawthorne Favorite Inspired a Top Ten Song



The Fosters Freeze franchise in Hawthorne, California is known to be the hamburger joint, where Beach Boys band member Dennis Wilson saw the girl in the Thunderbird he sang about in his song titled "Fun, Fun, Fun". Fosters Freeze has been a California tradition since the mid 1940's. The Fosters story begins in 1946 when George Foster opened the first Fosters Freeze in Inglewood, California. He introduced the soft serve cone and a line of soft serve desserts. The unique product became so popular that he opened a chain of restaurants. As California grew, so did the Fosters concept. Made-to-order hamburgers, fries and other food items were added to the menu. Fosters Freeze truly could be described as California's first fast-food chain. Photo courtesy Fosters Freeze.

Finance

Common Tax Myths, Debunked

(BPT) - As you look ahead to doing your taxes this year, there are a number of myths you may think are true for the 2020 tax year. If so, you are not alone - tax myths and misinformation are more common than you may think. And unfortunately, these myths can be costly if they lead to mistakes on your taxes.

Here are the top tax myths this year:

Myth 1: Anyone working at home can deduct their home office expenses

Just because you're working from home - as many taxpayers are now - doesn't mean you can deduct the cost and expenses of the space used for your home office. In fact, this deduction only applies to people who are self-employed. But, some taxpayers may also be eligible if they are employed by someone else but use the space to engage in self-employment activities.

Myth 2: You can claim dependent exemptions for your children

In the past, dependent exemptions allowed taxpayers to claim deductions for dependents (such as children) on their federal tax return. Unfortunately, dependent exemptions are no longer a thing. However, dependents are

still very important for tax benefit purposes, including increased credits, child tax credits, filings status determination and many more benefits. Just not a simple tax deduction as in the past.

Myth 3: You must itemize to deduct charitable donations

This was the rule in prior years, but it changed for the 2020 tax year - you don't have to itemize deductions to take a charitable donation deduction this year. Under the CARES Act, you can deduct up to \$300 in charitable donations made to IRS-approved organizations when you take the standard deduction. But if you do itemize, you still get to claim the deduction anyway.

Myth 4: You can file taxes on a postcard

This is not true. When the tax regulations were revised, you may have read in the press about a new "postcard" tax return, but it was never true. The "form" that was circulated to be like a "postcard" is in fact two pages long, plus three schedules!

Myth 5: You've already paid taxes on your

See Finance page 5

Earned Income Tax Credit Virtual Workshop

More money in your pocket!

CLAIM YOUR CalEITC!

The California Earned Income Tax Credit (CalEITC) is a state tax credit. You could receive up to \$8,000 with combined state and federal tax credits if you made under \$30,000 in 2020.



Wednesday
11:00 AM
March 24, 2021

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Passcode: 438094

ASSEMBLYMEMBER
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DISTRICT 62

GOLDEN STATE
OPPORTUNITY

STATE OF CALIFORNIA
Franchise Tax Board

Join Assemblywoman Autumn Burke for a Virtual Tax Informational Workshop! We know that taxes can be a challenge but it doesn't have to be that way. If you earn under \$30k a year, you may qualify for the California Earn Income Tax Credit and other benefits.

At the virtual tax informational workshop, we will be covering the following topics:

- Find out about all the Tax Credits you qualify for!
- California COVID stimulus check: Are You Eligible?
- Find out how you can get your taxes prepared for free!

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Lawndale Tribune

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Teens Get Ready to Unleash Your Inner Artist, Filmmaker, Sneakerhead, or Artisan Crafter



Lawndale Library has virtual events and videos all month long that celebrate teen creativity. Go to: <https://lacountylibrary.org/teens-create-month-for-fun-and-creative-teen-activities>. Photo courtesy Lawndale Library.

PUBLIC NOTICES

Fictitious Business Name Statement 2021035342

The following person(s) is (are) doing business as 1) BOSSA NOVA BAKERY, 2) BOSSA NOVA GOURMET BAKERY, 3) BOSSANOVAARTISAN BAKERY, 4) BOSSA NOVA INTERNATIONAL BAKERY, 4460 WEST ROSECRANS AVE, LAWNDALE, CA 90250, LOS ANGELES COUNTY. AI #ON: 2133639. Registered Owner(s): BOSSA NOVA INC., 4460 WEST ROSECRANS AVE, LAWNDALE, CA 90250. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: BOSSA NOVA INC., AURELIO DA COSTA MARTINS, Vice President. This statement was filed with the County Recorder of Los Angeles County on February 9, 2021. NOTICE: This Fictitious Name Statement expires on February 9, 2026. A new Fictitious Business Name Statement must be filed prior to February 9, 2026. 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).
Lawndale Tribune: Pub. 2/25, 3/4, 3/11, 3/18/21 **HL-2095**

Fictitious Business Name Statement 2021026254

The following person(s) is (are) doing business as SONESTA LOS ANGELES AIRPORT, 1) 5985 W. CENTURY BLVD., LOS ANGELES, CA 90045, 2) TWO NEWTON PLACE, 255 WASHINGTON STREET, SUITE 230, NEWTON, MA, 02458-1634, LOS ANGELES COUNTY. AI #ON: 2718294. Registered Owner(s): HPT TRS IHG-2, INC., TWO NEWTON PLACE, 255 WASHINGTON STREET SUITE 230, NEWTON, MA 02458-1634. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: 12/2020. Signed: HPT TRS IHG-2, INC., BRIAN E. DONLEY, CFO. This statement was filed with the County Recorder of Los Angeles County on February 1, 2021. NOTICE: This Fictitious Name Statement expires on February 1, 2026. A new Fictitious Business Name Statement must be filed prior to February 1, 2026. 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).
Hawthorne Press Tribune: Pub. 2/25, 3/4, 3/11, 3/18/21 **HH-2097**

Fictitious Business Name Statement 2021026252

The following person(s) is (are) doing business as SONESTA REDONDO BEACH & MARINA, 1) 300 NORTH HARBOR DRIVE, REDONDO BEACH, CA 90277, 2) TWO NEWTON PLACE, 255 WASHINGTON STREET SUITE 230, NEWTON, MA 02458-1634, LOS ANGELES COUNTY. AI #ON: 202028910011. Registered Owner(s): SVC REDONDO BEACH TRS LLC, TWO NEWTON PLACE, 255 WASHINGTON STREET SUITE 230, NEWTON, MA 02458-1634, MD. 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: 12/2020. Signed: SVC REDONDO BEACH TRS LLC, BRIAN E. DONLEY, CFO. This statement was filed with the County Recorder of Los Angeles County on February 1, 2021. NOTICE: This Fictitious Name Statement expires on February 1, 2026. A new Fictitious Business Name Statement must be filed prior to February 1, 2026. 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).
Hawthorne Press Tribune: Pub. 2/25, 3/2, 3/11, 3/18/21 **HH-2098**

Fictitious Business Name Statement 2021026256

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Hawthorne Press Tribune: Pub. 2/25, 3/4, 3/11, 3/18/21 **HH-2099**

Fictitious Business Name Statement 2021042937

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Hawthorne Press Tribune: Pub. 3/4, 3/11, 3/18, 3/25/21 **HH-2102**

Fictitious Business Name Statement 2021056064

The following person(s) is (are) doing business as LIGHTEN UP DECLUTTERING, 1741 MARTINA AVE, TORRANCE, CA 90501, LOS ANGELES COUNTY. Registered Owner(s): VALERIE KIPPER, 1741 MARTINA AVE, TORRANCE, CA 90501. This business is being conducted by an Individual. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: VALERIE KIPPER, Owner. This statement was filed with the County Recorder of Los Angeles County on March 8, 2021. NOTICE: This Fictitious Name Statement expires on March 8, 2026. A new Fictitious Business Name Statement must be filed prior to March 8, 2026. 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).
Hawthorne Press Tribune: Pub. 3/18, 3/25, 4/1, 4/8/21 **HH-2121**

Fictitious Business Name Statement 2021057250

The following person(s) is (are) doing business as LA DETOX, 512 NORTH LARCHMONT BLVD, LOS ANGELES, CA 90004, LOS ANGELES COUNTY. AI #ON: 3790152. Registered Owner(s): EXECUTIVE RECOVERY GROUP, INC., 35450 PEGASUS COURT, PALM DESERT, CA 92211. This business is being conducted by a Corporation. The registrant commenced to transact business under the fictitious business name or names listed above on: N/A. Signed: EXECUTIVE RECOVERY GROUP, INC., ELLIOTT LIEBHARD, CEO. This statement was filed with the County Recorder of Los Angeles County on March 9, 2021. NOTICE: This Fictitious Name Statement expires on March 9, 2026. A new Fictitious Business Name Statement must be filed prior to March 9, 2026. 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).
Hawthorne Press Tribune: Pub. 3/18, 3/25, 4/1, 4/8/21 **HH-2125**

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Inglewood News

The Weekly Newspaper of Inglewood

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Sending Well Wishes to Mayor Butts



Mayor Butts is now out of the hospital after experiencing a cardiac event on March 8th, 2021. Mayor Butts made this statement earlier this week. "On March 8th, 2021, Monday evening at approximately 5:30 pm, I experienced a serious cardiac event while in my office at City Hall. I was transported to UCLA Medical Center by LA County Paramedics where I underwent a life-saving emergency medical procedure that was successful. I was released from UCLA at 3:30 pm, Thursday March 11, 2021. My condition is good. I will return to work Friday March 12th. I want to thank everyone for their well wishes. Special thanks to my wife Judy, the LA County Paramedics, and the surgeons, RN's, nurses and care-givers that took care of me." We wish Mayor Butts a speedy recovery. Photo courtesy City of Inglewood.

Bill Ruane

from front page

Excellence" award, one of "only three agents in the entire RE/MAX network of 130,000" to be so honored, Sanders emailed. Ruane also picked-up the industry's prestigious "Pinnacle Award" in 2020. Both awards recognize high echelon, top producing agents.

On winning realty top producer accolades, Ruane chuckled and said, "staying number two or three is great, because if you are #1, the only way that you go is down, right?"

Sanders's mother, Sandra Sanders, established the RE/MAX Palos Verdes office in 1984, and, emailed James Sanders, "had the vision to establish a brokerage with an environment for the real estate agent that is positive, professional, and supportive in order to deliver the best possible service to their customers."

Ruane continues to embody the aspirations established by Sandra Sanders more than three decades ago. James Sanders said that, some 37 years later, he and his siblings have attempted to "foster the same values as their mother, and have gained momentum, a loyal following, and a shift to a more efficient online and digital support that has taken RE/MAX Estate Properties to new levels."

Sanders said that RE/Max Estate Properties "has been the #1 real estate firm in sale volume in the South Bay since 2010," and that the company "recently earned the Los Angeles Business Journal's distinction of being one of the Top-Family-owned businesses."

Ruane is not only a top producer in the South Bay and the United States, but in the entire world of real estate agents working under the RE/MAX umbrella. "Bill is amazing," Sanders said. "His production, and how he cares for his clients, is unbelievable. He is the number

three agent in the world and number two in the United States out of all the RE/MAX agents. And has probably been in the top five agents, worldwide, for the past ten years."

Sanders believes that Ruane is successful because "he works hard, he gives good service, and he can 'compartmentalize' client's needs. Sanders said that Ruane is unique in that he "doesn't stress-out over anything," noting that Ruane constantly has multiple deals in the works. "He did over 100 transactions in 2020," Sanders said. "He seems to know the market better than anybody I know," continued Sanders. "He has specialized knowledge in the Beach Cities," Sanders noted, with Ruane expanding his empire to include listings in, among other areas, Westchester, Marina Del Rey, and Venice. "He is just a great guy," Sanders said. "We, as a company, as you can imagine, take care of him. He has a lot of balls in the air."

RE/MAX is a worldwide realtor network, boasting 130,000 agents. Of the approximately 70,000 stateside agents, Ruane ranked #2 in the U.S. in 2020 and #3 worldwide. "That is pretty impressive," said Sanders. "He is always thinking ahead, thinking what he can do to give back to the community and how to help others." Sanders noted that the RE/MAX team racked-up more than four billion dollars in sales in 2020 and completed more than 4,000 transactions.

Discussing the state of the real estate market in March of 2021, Sanders said that RE/MAX had approximately 500 properties in escrow, pre-pandemic, but that once the realities of COVID-19 hit, 30 percent of the proposed buyers, he said, canceled. "Scary times," he said. "The world was going to end...I think

a lot of people felt that way...We didn't know what was going to happen. Who knew that" he continued, as the COVID pandemic escalated, "people would actually realize the value of having a home?"

Sanders noted that, currently, the clamoring to own a home has led to a low inventory of available properties because many people now look at their home as their office, their work-out facility, and, at least at this point, their children's classroom, all the while (mostly) following social distancing guidelines, somewhat quarantining with their family members.

"Homes became (more) valuable," Sanders said. "People are really seeing the value of (homeownership), as more than just as an asset, but as a place to raise a family, go to school,

work-out, and cook. It has changed the whole perspective of what owning a home means. And that is why we have low supply, high demand, and prices are coming up."

Towards the end of our interview, Ruane was asked, if he had not chosen the real estate pathway, what other profession may he have pursued? He laughed and paused a bit, "that's a good question," he said, before answering that "I don't know in what other career they would have tolerated me."

Suffice to say that the buyers and sellers that Ruane has worked with and for over his career are very satisfied that he stuck to the field of real estate. Summed-up Sanders: "Bill is the consummate professional, always taking care of his clients." •

Finance

from page 3

retirement distribution

Just because you had taxes withheld on your retirement or IRA distributions doesn't mean you've fully paid taxes on it. This is a very common misconception. The income and withholding are still reported on your tax return, along with any other sources of income you may have, including Social Security benefits if you receive them. It's important to gather all that information together to discuss with your tax professional whether you may still have a tax obligation for 2020.

Myth 6: There's no longer a tax penalty for not having healthcare coverage

While the tax law went into effect in 2020 to remove the federal penalty for not having health insurance as required under the Affordable Care Act, you still have a responsibility to

reconcile your advanced premium tax credit when you have insurance through your state's Health Insurance Marketplace. Plus, some states do charge penalties if you don't have health insurance. If you get healthcare through a marketplace, you still may get credits and must report it on your taxes. Ask your tax professional if you need help understanding your healthcare coverage as it relates to your taxes. "If you have questions or concerns about your taxes this year, don't wait until the last minute to get professional help," advises Mark Steber, Chief Tax Information Officer at Jackson Hewitt Tax Services. "Making errors on your taxes can cost you both time and money - not to mention stress and anxiety! Work with a tax pro who is up-to-date on all the latest changes and can advise you on your situation." •

PUBLIC NOTICES

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PATRICIA A. LEE CASE NO. 21STPB00598

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PATRICIA A. LEE. A PETITION FOR PROBATE has been filed by JEFFERY V. LEE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JEFFERY V. LEE 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: 06/25/21 at 8:30AM in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the

court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner JULIE C. MAINS - SBN 189272 MAINS LAW OFFICE, PC 2753 CAMINO CAPISTRANO B-1 SAN CLEMENTE CA 92672 BSC 219489 3/4, 3/11, 3/18/21 CNS-3445168# LAWDALE NEWS Lawndale Tribune Pub. 3/4, 3/11, 3/18/21 HL-27043

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT M. OKUM Case No. 21STPB00942

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERT M. OKUM. A PETITION FOR PROBATE has been filed by Benjamin Okum in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Benjamin Okum 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 March 22, 2021 at 8:30 AM in Dept. No. 67 located at 111 N. Hill St., Los Angeles, CA 90012. Lawndale Tribune Pub. 3/4, 3/11, 3/18/21 HL-27047

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: MARGARET NORMAN ESQ SBN 101171 PO BOX 2208 REDONDO BEACH CA 90278-7708 CN975805 OKUM Mar 4,11,18, 2021 Lawndale Tribune Pub. 3/4, 3/11, 3/18/21 HL-27047

PUBLIC NOTICE
City of Hawthorne Public Housing Agency
The draft Housing Authority Annual Plan for 2021-2022 fiscal year are available for review Questions and written comments regarding the draft PHA Plans may be submitted during the public review and comment period commencing February 28, 2021 and concluding April 13, 2021 during a public hearing at 6PM in the Hawthorne City Council Chamber and should be addressed to Kimberly Mack, Housing and CDBG Programs Manager, at 4455 W. 126th Street, Hawthorne, CA 90250. You may also call (310) 349-1603 with any questions concerning the draft PHA Plans or the hearing. The publication of this notice begins a 45-day public review period. Copies of the draft PHA Plans will be available during the public review and comment period at the sites below and will run in the Hawthorne Press Tribune 2/25, 3/4, 3/11, 3/18, 3/25, 4/2 and 4/8.
City of Hawthorne City Hall - Housing Department
4455 W. 126th Street
Hawthorne, CA 90250
Business hours: 7:30am -5:30pm (Mon -Thursday)
City of Hawthorne - Public Library
12700 Grevillea Avenue
Hawthorne, CA 90250
Business hours vary
(Closed on Sunday-Monday)
City Website
<http://www.cityofhawthorne.org/Housing>
Hawthorne Press Tribune Pub. 2/25, 3/4, 3/11, 3/18, 3/25, 4/1, 4/8/21
HH-27042

NOTICIA PÚBLICA
Agencia de Vivienda Pública de la Ciudad de Hawthorne

El preliminar del Plan Anual de la Autoridad de Vivienda para el año fiscal 2021-2022 está disponible para revisión. Las preguntas y los comentarios escritos sobre el preliminar de los Planes de la PHA se pueden enviar durante el período de revisión pública y comentarios que comienza el 28 de febrero de 2021 y concluye el 13 de abril de 2021 durante una audiencia pública a las 6 p.m. en la Ciudad de Hawthorne cámara del consejo y deben dirigirse a Kimberly Mack, Gerente de Programas de Vivienda y CDBG, en 4455 W. 126th Street, Hawthorne, CA 90250. También puede llamar al (310) 349-1603 si tiene preguntas sobre el preliminar de los Planes PHA o la audiencia. La publicación de este aviso inicia un período de revisión pública de 45 días. Las copias de el preliminar planes PHA estarán disponibles durante el período de revisión pública y comentarios en los sitios a continuación y se publicarán en Harold Press Tribune 2/25, 3/4, 3/11, 3/18, 3/25, 4/2 y 4/8.

Ciudad de Hawthorne - Departamento de Vivienda
4455 W.126th Street
Hawthorne, CA 90250
Horario comercial: 7:30 am - 5:30pm (Lunes a Jueves)

Ciudad de Hawthorne - Biblioteca Pública
12700 Grevillea Avenue
Hawthorne, CA 90250
El horario comercial varía (Cerrado de Domingo a Lunes)
Sitio web de la ciudad
<http://www.cityofhawthorne.org/Housing>
Hawthorne Press Tribune Pub. 2/25, 3/4, 3/11, 3/18, 3/25, 4/1, 4/8/21
HH-27043



NOTICE OF PETITION TO ADMINISTER ESTATE OF TRICIA A. CRENSHAW AKA PATRICIA A. MOORMAN-CRENSHAW AKA PATRICIA A. CRENSHAW. CASE NO. 21STPB02072

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of TRICIA A. CRENSHAW AKA PATRICIA A. MOORMAN-CRENSHAW AKA PATRICIA A. CRENSHAW. A PETITION FOR PROBATE has been filed by JOHN CLEMONS in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that JOHN CLEMONS 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 on 4/15/2021 at 8:30 AM in Department 67 located at 111 North 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 form is available from the court clerk. Sophia R. Preston (SBN 321601) Taylor Preston (SBN 325472) Preston Law Group, P.C. 4740 Green River Road Suite 205 Corona CA 92880 Phone: 951-267-2685 Fax: 951-221-6967 Inglewood Daily News Pub. 3/18, 3/25, 4/1/21 HI-27059

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DONALD LOUIS PIERRE CASE NO. 21STPB01500

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DONALD LOUIS PIERRE. A PETITION FOR PROBATE has been filed by JULIET VERCELLI in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JULIET VERCELLI 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: 04/02/21 at 8:30AM in Dept. 67 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. In Pro Per Petitioner JULIET VERCELLI 686 KEARNEY STREET BENICIA CA 94510 3/11, 3/18, 3/25/21 CNS-344675# Inglewood Daily News Pub. 3/11, 3/18, 3/25/21 HI-27055

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RICHARD CARL LEE CASE NO. 21STPB01619

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RICHARD CARL LEE. A PETITION FOR PROBATE has been filed by JEFFERY V. LEE in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JEFFERY V. LEE 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: 04/08/21 at 8:30AM in Dept. 67 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 JULIE C. MAINS - SBN 189272 MAINS LAW OFFICE, PC 2753 CAMINO CAPISTRANO B-1 SAN CLEMENTE CA 92672 BSC 219486 3/4, 3/11, 3/18/21 CNS-3444917# LAWDALE NEWS Lawndale Tribune Pub. 3/4, 3/11, 3/18/21 HL-27044



NOTICE OF PETITION TO ADMINISTER ESTATE OF: KAYE YUEN CASE NO. 21STPB01824

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KAYE YUEN. A PETITION FOR PROBATE has been filed by DEXTER L. YUEN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DEXTER L. YUEN 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 in this court as follows: 04/15/21 at 8:30AM in Dept. 5 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 TRACY J. ROBERTS - SBN 188839, LAW OFFICE OF TRACY J. ROBERTS 3020 OLD RANCH PARKWAY, SUITE 300 SEAL BEACH CA 90740 BSC 219514 3/11, 3/18, 3/25/21 CNS-3447065# LAWDALE NEWS Lawndale Tribune Pub. 3/11, 3/18, 3/25/21 HL-27056

T.S. No. 20-4578
Notice Of Trustee's Sale
Loan No.: *0050 APN: 4047-012-002 You Are In Default Under A Deed Of Trust Dated 1/26/2007. 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: Joel Santiago And Rosa Hernandez Husband And Wife As Joint Tenants Duly Appointed Trustee: Prestige Default Services Recorded 2/2/2007 as Instrument No. 20070230635 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 4/7/2021 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$158,318.80 Street Address or other common designation of real

property: 11610 Freeman Ave Hawthorne, CA 90250 APN: 4047-012-002 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. 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 <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 20-4578. 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 <https://mkconsultantsinc.com/trustees-sales/>, using the file number assigned to this case 20-4578 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: 2/22/2021 Prestige Default Services 1920 Old Tustin Ave. Santa Ana, California 92705 Sale Line: (877) 440-4460/s/Briana Young, Trustee Sale Officer Hawthorne Press Tribune Pub. 3/11, 3/18, 3/25/21 HH-27054

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TORRIES EMERSON CASE NO. 21STPB01524

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TORRIES EMERSON. A PETITION FOR PROBATE has been filed by KELLI ARMSTRONG in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that KELLI ARMSTRONG be appointed as personal representative to administer the estate of the decedent. A HEARING on the petition will be held in this court as follows: 04/02/21 at 8:30AM in Dept. 5 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. In Pro Per Petitioner KELLI ARMSTRONG 9202 GARVEY WAY INGLEWOOD CA 90305 3/4, 3/11, 3/18/21 CNS-3445788# Inglewood Daily News Pub. 3/4, 3/11, 3/18/21 HI-27045



*Looking forward to a new chapter in life and new ways to spend 2021 together with friends and family finally!!
Love You Lots, Mom*

PUBLIC NOTICES

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
EDWIN EASTMAN AKA EDWIN L. EASTMAN
CASE NO. 21STPB02183**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL, or estate, or both of EDWIN EASTMAN AKA EDWIN L. EASTMAN. A PETITION FOR PROBATE has been filed by RUDY ABEJUELA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that RUDY ABEJUELA 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 with limited authority. (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: 04/27/21 at 8:30AM in Dept. 29 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 MARY E. DOERGES SBN 263264 GREGORY J. FRENKIEL SBN 300588 AMBROSI & DOERGES, APC 695 TOWN CENTER DRIVE STE. 700 COSTA MESA CA 92626 BSC 219589 3/18, 3/25, 4/1/21 CNS-3450791# Hawthorne Press Tribune Pub. 3/18, 3/25, 4/1/21

**Order to Show Cause for Change of Name
Case No. 21TRCP00049**

Superior Court of California, County of LOS ANGELES
Petition of: YASMIN ASKARI for Change of Name
TO ALL INTERESTED PERSONS: Petitioner YASMIN ASKARI filed a petition with this court for a decree changing names as follows: YASMIN ASKARI to YASMIN ASKARIFAR. 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: 04/16/21, Time: 9:00 AM., Dept.: B Room: 340
The address of the court is: 825 MAPLE AVE Room 100 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: HAWTHORNE PRESS TRIBUNE Date: 2/25/2021 GARY Y. TANAKA Judge of the Superior Court Hawthorne Press Tribune Pub. 3/4, 3/11, 3/18, 3/25/21

**NOTICE OF PETITION TO ADMINISTER ESTATE OF TERENCE ALLAN CHOY
Case No. 20STPB05094**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of TERENCE ALLAN CHOY. A PETITION FOR PROBATE has been filed by Timothy Choy in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that Timothy Choy be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost will and codicils, if any, be admitted to probate. Copies of the lost 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 April 8, 2021 at 8:30AM in Dept. No. 67 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: ANDREW L REBACK ESQ SBN 256158 ANDREW L REBACK ATTORNEY AT LAW APC 13701 RIVERSIDE DR STE 604 SHERMAN OAKS CA 91423 CN976305 CHOY Mar 18,25, Apr 1, 2021 Lawndale Tribune Pub. 3/18, 3/25, 4/1/21 HL-27061



City of Inglewood, Los Angeles County, California
Invitation to Submit Proposals (Specifications and Conditions Governing Award)
Project Subject to Bid No.: CB-21-09, "Traffic Signal Safety Improvements La Brea Avenue (64th Street to Beach Avenue) and for Prairie Avenue (Grace Avenue to 111th Street) Project"

Traffic Signal Safety Improvements for La Brea Avenue
From 64th Street to Beach Avenue
Federal Project No. HSIPL-5164 (031)

Traffic Signal Safety Improvements for Prairie Avenue
From Grace Avenue to 111th Street
Federal Project No. HSIPL-5164(032)

The City of Inglewood invites and will receive bids duly filed as provided herein for the furnishing of labor and materials and/or the completion of the above-designated project. A mandatory informational meeting for interested bidders will be conducted on Tuesday, March 30, 2021, at 10:30 a.m. virtually via web Conference Call. This meeting is to inform bidders of project requirements and subcontractors of subcontracting and material supply opportunities. Bidders' attendance at this meeting is mandatory.

Join from the meeting link
<https://wldan.webex.com/wldan/j.php?MTID=m57d9f4be4bcc841778f0e4ed02aed>

Join by Meeting Number
Meeting number (access code): 145 874 8402
Meeting password: eNMs9P2472

Tap to join from a mobile device (attendees only)
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Join by Phone
+1-415-655-0001 US Toll

Join from a Video System or Application
Dial 1458748402@wldan.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business
Dial 1458748402@lync.webex.com
Please visit <https://pbsystem.planetbids.com/portal/45619/portal-home> to learn about bid opportunities available to consultants, service

providers, contractors, vendors, or suppliers. Pursuant to Federal law, Disadvantaged Business Enterprise (DBE) requirements shall include all DBEs, as described in the Specifications. This project is subject to state contract nondiscrimination and compliance requirements pursuant to Government Code Section 12990, and in any contract entered into pursuant to this advertisement, DBEs will be afforded full opportunity to submit bids in response to this invitation.

The DBE contract goal for this project is 11%. The Plans, Specifications and all other Documents comprising the pertinent Contract Documents, may only be obtained electronically from the Public Works Department via email request to Peter Puglese at ppuglese@cityofinglewood.org at no cost. Hardcopies and/or CD-ROMs of the project Plans, Specifications and all other Documents will not be provided by the City at this time in person or via mail. Upon an email request from the Potential Bidder to Project Manager, Peter Puglese, the Potential Bidder will be placed on the Plan Holders' List and an email with a weblink will be provided to the Potential Bidders with download instructions. It is the Potential Bidders' responsibility to check the weblink for project Addendums prior to Bid Opening. Please call the Project Manager, Peter Puglese, at (310) 412-5333, or email at ppuglese@cityofinglewood.org, should you require further information.

Each bid, to be considered, must be delivered to and received by the City Clerk no later than 11:00 a.m. on Wednesday, April 14, 2021, at the Office of the City Clerk, First Floor of Inglewood City Hall, One Manchester Boulevard, Inglewood, CA, 90301. Each bid shall be submitted and completed in all particulars using the form entitled, "Bidder's Proposal and Statement", attached hereto and must be enclosed, together with the requisite bid security, in a sealed envelope addressed to the City Clerk with the designation of the project CB-21-09, "Traffic Signal Safety Improvements La Brea Avenue (64th Street to Beach Avenue) and for Prairie Avenue (Grace Avenue to 111th Street) Project" appearing thereon. Each bid shall state the unit price of each item if called for on the Bidder's Proposal and Statement form. In the event alternative bids are called for in said form, each alternative bid

shall be completed. Bids will be opened in public in the City Clerk's Office and will then and there be announced to all persons present. Specifications and other Bid Documents for the above items are on file in the Public Works Department and may be obtained upon request. Each bid must be accompanied by a deposit in the form of cash, a cashier's or certified check made payable to the City of Inglewood, or a bid bond, for an amount of not less than ten percent (10%) of the aggregate amount of the bid, as a guarantee that the successful bidder will, within the time specified, enter into an agreement as provided in the Bid Document and furnish bonds when required in the Special Provisions: one for Faithful Performance in the amount of the Contract Sum, and one for Contractor's Labor and Materials in the amount of the Contract Sum. The City Council reserves the right to reject any or all bids and to waive any irregularities in any bid, and to take bids under advisement for a period not to exceed sixty (60) days from and after the date bids are opened and announced. Attention is directed to the provisions of Labor Code § 1725.5: No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations (with limited exceptions for this requirement for bid purposes only under Labor Code Section 1771.1a). No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations. All contractors and subcontractors must furnish electronic certified payroll records to the Labor Commissioner for all new projects awarded on or after April 1, 2015. The Labor Commissioner may excuse contractors and subcontractors on a project that is under the jurisdiction of one of the four legacy DIR-approved labor compliance programs (Caltrans, City of Los Angeles, Los Angeles Unified School District and County of Sacramento) or that is covered by a qualified project labor agreement. The project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under

them. The Contractor or any subcontractor shall comply with the requirements of said sections in the employment of apprentices. Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, CA, or the Division of Apprenticeship Standards and its branch offices. Also, Amendments to Assembly Bill 219 became effective on July 1, 2016. The amendments made the following changes to Labor Code section 1720.9: a company hauling or delivering ready-mix concrete for a public works contract shall perform the following: (1) Register as a public works contractor; (2) Submit a certified copy of the payroll records required by subdivision (a) of Section 1776 to the party that engaged the company and to the general contractor within five working days after the employee has been paid, accompanied by a written time record that shall be certified by each driver for the performance of job duties; and (3) Ready-mix concrete companies' requirement to submit payroll online to DIR using its electronic certified payroll reporting system is temporarily on hold. Notice is hereby given that the City Council has ascertained the prevailing rates of per diem wages in the locality in which the work is to be done for each craft or type of workman or mechanic needed to execute the Contract in accordance with the provisions of Section 1770, etc. seq. of the Labor Code; said prevailing rates are on file in the Office of the City Clerk and are incorporated herein by reference. Copies shall be made available to any interested party on request. **PREVAILING WAGE REQUIREMENTS:** Pursuant to California Labor Code Sections 1770, 1773, 1773.1, 1773.6, and 1773.7, as amended, the applicable prevailing wages for this project have been determined. It shall be mandatory upon the contractor to whom the contract is awarded and upon any subcontractor under him to pay not less than the higher of the Federal and the State prevailing wage rates to all workers employed by them in the execution of the contract. The applicable Federal prevailing wage rates are those that are in effect ten (10) calendar days prior to bid opening; they are set forth on the U.S. General Services Department website: <https://beta.sam.gov/help/wage-determinations> but are not printed

in the Specifications. Lower State wage rates for work classifications not specifically listed in the Federal wage decision are not acceptable. The applicable State prevailing wage rates are set forth on the California Department of Industrial Relations website: <http://www.dir.ca.gov/DLSRPWD> but are not printed in the Specifications; these rates are subject to predetermined increases. The U.S. Department of Transportation (DOT) provides a toll-free hotline service to report bid rigging, bidder collusion, or other fraudulent activities. The hotline is available Mondays through Fridays between 8:00 a.m. and 5:00 p.m. eastern time, at (800) 424-9071. The hotline is part of the DOT's continuing effort to identify and investigate highway construction contract fraud and abuse and is operated under the direction of the DOT Inspector General. All information will be treated confidentially, and caller anonymity will be respected. Conflict of Interest: in the procurement of supplies, equipment, construction, and services by sub-recipients, the conflict-of-interest provisions in 24 CFR 85.36, OMB Circular A-110, and 24 CFR 570.611 shall apply. No employee, officer, or agent of the sub-recipient shall participate in the selection, award, or administration of a contract supported by federal funds if a conflict of interest, real or apparent, would be involved. This project is subject to the "Buy America" provisions of the Surface Transportation Assistance Act of 1982 as amended by the Intermodal Surface Transportation Efficiency Act of 1991. This project is subject to the requirements of the Cargo Preference Act, as described in the Specifications. Attention is directed to the provisions of Public Contract Code Section 10164 concerning Contractor's licensing laws. This Contract requires a California Contractor License Class A and/or C10 Electrical Contractor. In addition, a City of Inglewood business license will also be required. The successful bidder must obtain, and maintain current until completion of the Project, an Inglewood City Business License. This Notice is given by order of the City Administrator of the City of Inglewood, California, and is dated this March 3, 2021. Louis Atwell Assistant City Manager/Public Work Director City of Inglewood, California Inglewood Daily News Pub. 3/18, 3/25/21 HI-27060

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PETSPETS **Pets** PETSPETS

Featured Pets of the Week

Provided by Hannah Collett, spcaLA

Do you consider yourself a foodie? Maybe you call yourself a gourmet? This cute black and white cat is **Chow Fun**. What a name! She is a one year old domestic short hair female, looking for her forever home and would love to go home with you. <https://spcala.com/adoptable/pet/?ss=21-01778>

Do you like tricks? This young 2 year old male domestic short hair cat is **Magic**. He is looking for his forever home, preferably one with kids 15 years and up. He's fearful at first and needs time to warm up. Now pay attention because, for his next magic trick, he will be going home with you! <https://spcala.com/adoptable/pet/?ss=21-01703>

This warrior princess is **Xena**! Don't let her big size fool you. She is a 4 year old female Rottweiler Mix. She is gentle and loves treats, which will come in handy when training. She's cautious of fast movements and meeting new people. Will you help her become the confident dog she can be? <https://spcala.com/adoptable/pet/?ss=21-01774>

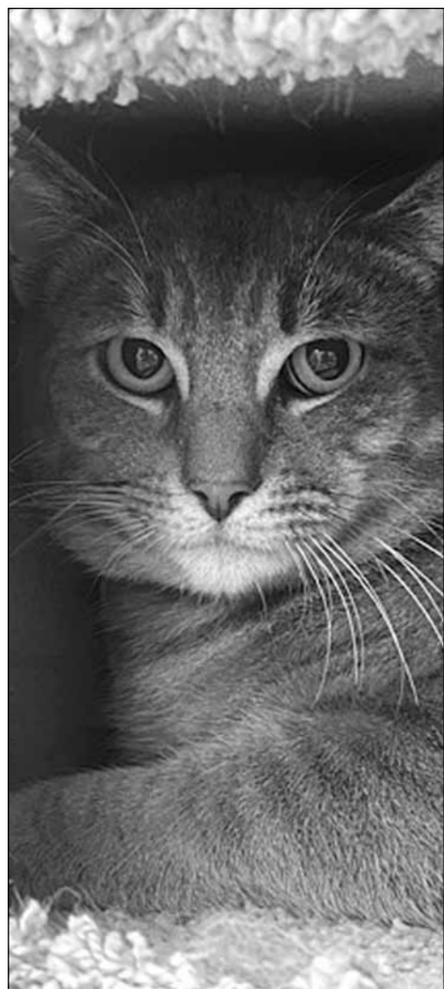
This handsome German Shepherd is **Todd**, and he's looking for his forever home, one with kids 15 years and up. Todd is a one year old boy who's timid and looking for an experienced Friend for Life who can help him become confident. <https://spcala.com/adoptable/pet/?ss=21-01709>



Chow Fun



Xena



Magic



Todd

Happy Tails

Maggie is a two-year-old Pit Bull mix who came to spcaLA South Bay Adoption Center as a lost dog. Fortunately for her, it only took about a month before she found her forever home. Her adopters had previously adopted a dog, Crumpet, from spcaLA a couple of years ago! The adopters got engaged and

moved out and couldn't stand to separate Crumpet from one of their mothers since they had become attached to each other. The search for another friend began, and the adopters returned to spcaLA, where they fell for Maggie. We have many repeat adopters, and we are thankful for them.



Congratulations to Maggie and her new family.

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