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CERRITOS MAYOR BOLDLY GOES...TO STAR TREK VEGAS

CERRITOS MAYOR FRANK YOKOYAMA presents a proclamation to actress Dawnn Lewis during Star Trek Las Vegas, recognizing her five-season performance as Captain Carol Freeman of the USS Cerritos in Star Trek: Lower Decks. Yokoyama was invited onstage by Lewis to make the presentation.

Santa Fe Springs Unveils Ambitious
Economic Development Plan for Future Growth

By Brian Hews

Santa Fe Springs has unveiled a sweeping Economic Development Opportunities Plan that lays out a roadmap for growth through 2040, balancing the city’s industrial backbone with new retail, housing, and hospitality prospects. The plan, prepared by Kosmont Companies, provides market analysis, demographic data, development strategies, and action items to help the city achieve the economic goals outlined in its 2040 General Plan. Santa Fe Springs enters this new phase with clear strengths. The city is home to a massive industrial and flex base totaling 56.5 million square feet and a daytime workforce of roughly 57,600 employees. Market data for commercial, residential, and hotel properties show healthy

occupancy levels, with particular demand for approximately 250 new hotel rooms in the upper midscale and upscale ranges. These factors position the city as a regional employment hub with the ability to attract new investment. The plan also acknowledges the challenges that Santa Fe Springs faces. Limited dining and entertainment choices push residents to neighboring communities, and the absence of a centrally located grocery store remains a sore spot. Infrastructure is strained, with damaged streets from heavy trucking and no weight limits for vehicles. Public safety concerns persist as some businesses report robberies. These hurdles will require targeted strategies if the city hopes to keep residents and em-

[See ECONOMIC, page 5]

Regional Fiber Network Expands Across Gateway
Cities, Boosting Internet for Homes and Businesses

By Dana Hartle

A new regional fiber network is rolling out across the Gateway Cities, and it includes Cerritos, Bellflower, Hawaiian Gardens, Lakewood, La Mirada, Norwalk, Pico Rivera, Commerce, and Santa Fe Springs. Work began in late June and is planned in five overlapping phases, with a goal of finishing by December 2026. The first step is to connect 24 city halls with new fiber lines so cities can share information faster and more reliably. That backbone

will support basics people notice every day—stronger public Wi-Fi at civic buildings, better traffic signal timing, and clearer camera connections for public safety. After the city facilities are linked, crews will extend service into neighborhoods. The plan is to reach thousands of homes and businesses that today have slow or unreliable internet. Timelines for sign-ups will depend on where construction is happening and which internet companies are chosen to sell service over the new lines.

[See FIBER, page 4]

California Democrats
Pass Redistricting Plan
to Counter Texas

By Brian Hews

California lawmakers yesterday approved a sweeping plan to redraw the state’s congressional districts, a rare mid-decade move that supporters say will give communities stronger representation while directly countering gerrymandered maps Republicans are pushing in Texas at the request of President Trump. The Democratic-controlled Legislature sent the package of redistricting bills to Gov. Gavin Newsom, who signed it immediately. Newsom also plans to call a special election for Nov. 4, when voters will decide whether to give final approval to the new maps. Mid-decade redistricting has been unusual in modern politics, as states typically adjust congressional boundaries only once every ten years following the U.S. Census. But Trump’s illegal push in Texas for maps designed to flip five Republican seats has triggered a coast-to-coast showdown between the nation’s two largest states, which now stand as ideological rivals in a sharply divided country. “This isn’t a fight we asked for, but it’s one we cannot walk away from,” said Assemblyman Marc Berman as he introduced the bills in Sacramento. “With our democracy on the line, California will stand up.”

[See REDISTRICT, page 7]

Lakewood Center Sold,
New Owners Plan
Mixed-Use Makeover

PRCP, Lyon Living, and Silverpeak will master-plan Lakewood Center into a walkable mixed-use hub, adding housing, dining, entertainment, and parks.

By Brian Hews

A major ownership change is setting the stage for a sweeping reinvention of Lakewood Center. Pacific Retail Capital Partners, Newport Beach-based Lyon Living, and Silverpeak have acquired the 2-million-square-foot property and say they will craft a master plan to transition the postwar retail landmark into a walkable,

mixed-use district with new housing, dining, wellness uses, entertainment, and green space alongside legacy retailers. The deal ends Macerich’s long run at the mall, which it first picked up in the 1970s. A price was not disclosed, but Macerich CFO Daniel Swanstrom told analysts last week the company expects net proceeds of roughly \$5 million above the mall’s outstanding debt of \$305.8 million. The fixed-rate loan carries 8 percent interest and matures in June 2026. While Lakewood Center no longer fit Macerich’s turnaround plans—especially with the company focused on

[See LAKEWOOD page 5]

Ochoa and Moreno Dig In, Central Basin’s
Law-Breaking Duo Won’t Budge



TERMED OUT: Golden State Water GM Nem Ochoa and city of Vernon Engineer Joanna Moreno remain on CB’s Board even though they are termed out, violating the State’s Water Code and CB Code. Using their voting-bloc crony majority, which includes former Bellflower Councilman Juan Garza and Whittier UHSD Trustee Gary Mendez, the four are preventing any actions to remove them.

By Brian Hews

Almost six months after my February reporting, Golden State Water’s Nem Ochoa and the City of Vernon’s Joanna Moreno are still warming seats on the Central Basin board they were supposed to vacate last year. Because nothing says “good governance” like ignoring the very Water Code you swore to follow. Here’s the magic trick. The board’s voting-bloc majority—Ochoa, Moreno, Vice President Gary Mendez, and Director Juan Garza—won’t start the legally required replacement process. Instead, the district’s counsel, Victor Ponto of Burke, Williams & Sorensen, produced an expensive letter to Attorney General Rob Bonta, arguing the statute’s clear

terms for appointed directors should be, well, less clear. The letter wasn’t agendized, wasn’t presented for public comment, and wasn’t voted on. Staff says it was “approved at the direction of the board,” which raises a simple question even a first-year ethics student could answer: how do two conflicted appointees with a personal stake in the outcome provide “direction” on a letter designed to extend their own tenures? If conflicts mean they’re supposed to step back, that leaves Garza and Mendez. Two directors don’t make a board. This isn’t a paperwork squabble. The timelines and rules are not ambiguous. Directors who are appointed to replace directors who resigned (Ochoa and Moreno) serve the remainder of the term. When the term ends, the

[See APPOINTEES, page 4]

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Lakewood Kids Turn Lemons Into Love and Learning



ON SATURDAY, August 9, seventeen teams of third- to fifth-graders unveiled their brightly decorated lemonade stands across the city, inviting the community to stop by for a refreshing glass. Courtesy City of Lakewood.

LCCN Staff Report

Lakewood’s youngest entrepreneurs proved that a great idea, a little hard work, and a lot of lemonade can go a long way. On Saturday, August 9, seventeen teams of third- to fifth-graders unveiled their brightly decorated lemonade stands across the city, inviting the community to stop by for a refreshing glass while supporting their first taste of small business ownership. The stands were the culmination of weeks of preparation through Lemonade Day, a nationally recognized program that helps students learn what it takes to start, market, and run a business. Participants studied budgeting, customer service, inventory management, and marketing before presenting their plans to the Lakewood City Council Members. Each student even visited City Hall to apply for and receive a business permit, giving them a hands-on look at the real steps entrepreneurs face.

The result was a sweet success, made possible by the overwhelming support of families, friends, and neighbors who turned out to support the young entrepreneurs, buying lemonade and cheering them on. Beyond simply quenching thirst, the students gained valuable lessons in financial literacy, self-reliance, teamwork, and responsibility, while also building confidence in their ability to dream big. In keeping with the program’s mission, each team will donate a portion of its profits to a nonprofit organization of its choice—an early lesson in giving back to the community that supported them.

The Lakewood Jaycees, a civic leadership group that has shaped community life since 1952, coordinated



THE STANDS were the culmination of weeks of preparation through Lemonade Day, a nationally recognized program that helps students learn what it takes to start, market, and run a business.

the local launch of Lemonade Day. The program also relied on the generosity of dozens of sponsors, from local businesses and community groups to county and state leaders, making it possible for the students to shine brightly and proudly. For many of these kids, this was their first real experience with entrepreneurship, one that sparked new goals, future ambitions, and the confidence to take on challenges much bigger than a lemonade stand.

For a look at the smiles, creativity, and colorful stands, visit the photo gallery from Lemonade Day 2025. More updates can be found on the Lakewood Jaycees Facebook page and the Lemonade Day Lakewood Instagram account. What began with simple ingredients—sugar, lemons, and water—turned into something far bigger: a lesson in confidence, leadership, and community spirit that Lakewood’s kids will carry with them long after the last pitcher was poured.

FDA Warns About Shrimp Sold at Walmart Because of Radioactive Concerns

LCCN Staff Report

The FDA has issued a warning about shrimp imported from Indonesia and sold at some Walmart stores because it could be contaminated with radiation.

The Food and Drug Administration is actively investigating reports of Cesium-137 (Cs-137) contamination in shipping containers and frozen shrimp products processed by PT. Bahari Makmur Sejati, doing business as BMS Foods, of Indonesia.

All containers and product testing positive or alerting for Cs-137 have been denied entry into the country. The FDA continues to coordinate with CBP to prevent any contaminated products from reaching consumers and is working with Indonesian seafood regulatory authorities to investigate the root cause of the contamination.

Although testing to date has not confirmed the presence of contamination in any product in commerce, the product appears to have been prepared, packed, or held under insanitary conditions whereby it may have become contaminated with Cs-137 and may pose a safety concern.

Consumers can identify the affected shrimp by looking for the following label information:

- Great Value brand frozen raw shrimp, lot code: 8005540-1, Best by Date: 3/15/2027
- Great Value brand frozen raw shrimp, lot code: 8005538-1, Best by Date: 3/15/2027
- Great Value brand frozen raw shrimp, lot code: 8005539-1, Best by Date: 3/15/2027.

Cs-137 is a radioisotope of cesium that is man-made through nuclear reactions and because it is widespread worldwide, trace amounts of Cs-137 can be found in the environment, including soil, food, and air.

The FDA will continue working with industry to trace all implicated products processed by PT. Bahari Makmur Sejati through the supply chain to gather as much information about them as possible and take action as appropriate.

Additional information about Cs-137 is available through the Centers for Disease Control and Prevention’s Agency for Toxic Substances and Disease Registry resources.

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Community Donates Over \$110,000 to ABCUSD Schools

Community members continue to step up for ABCUSD schools, contributing more than \$110,000 in donations during June and July 2025. At its August 19 meeting, the ABCUSD Board of Education formally accepted Gift Report 25-01, which documented the donations a majority provided by PTAs across the district.

Board President Ernie Nishii praised the community’s generosity, noting that the support reflects more than just money. “We are grateful for the community’s continued support for our schools,” Nishii said. “These donations not only help us financially, but also represent the community’s shared commitment to ensuring our students succeed.”

The report highlighted a range of contributions, from classroom supplies to large-scale program funding. The Leal Elementary Arts Program (LEAP) provided the largest single gift of \$50,456 to sustain arts programming. Cerritos Elementary Educational Foundation contributed more than \$20,000, including \$11,555 for teacher laptops, \$2,801 for benches, and \$3,254 for field trips. Elliott PTA donated \$15,000 to support events and supplies, while Niemes Elementary PTA added over \$10,000 for student planners, field trips, and the Accelerated Reading Renaissance program.

Additional donations included \$2,650 from Mary Bragg PTA for field trip transportation, \$3,582 from the Kennedy Booster Club for student activities, and \$524 through an employer match benefiting Gonzales Elementary.

District officials emphasized that families and community members can continue to make a difference through PTAs, booster clubs, local foundations, or the ABC Education Foundation.

Bishop of Orange County Meets With Pope Leo XIV



BISHOP KEVIN VANN of Orange County reunited with his former classmate and Holy Father, Pope Leo XIV on August 1 during a papal audience in Rome. Photo by Simone Risoluti/Vatican Media.

LCCN Staff Report

Bishop Kevin Vann of Orange County reunited with his former classmate and Holy Father, Pope Leo XIV on August 1 during a papal audience in Rome.

Vann extended to the new pope prayers and love on behalf of his parishioners, diocese officials said.

Leo’s quick election in May thrilled Southern California Catholics, including Bishop Vann, a former classmate.

Pope Leo XIV and Vann studied canon law together in 1982 at the Pontifical University of St. Thomas Aquinas in Rome, also known as the Angelicum.

Bishop Vann, accompanied by

Fr. David Moreno, the Bishop of Orange’s Priest Secretary and Master of Ceremonies, presented Pope Leo with a special gift box, prepared by Hispanic young people from Garden Grove.

The box contained an image of Christ Cathedral; a crystal figurine of the cathedral; a commemorative book about the cathedral campus; a document about the Diocese of Orange’s efforts to support our migrant brothers and sisters

It also contained a class photo featuring Bishop Vann and Pope Leo (formerly known as Fr. Robert Prevost) when the two studied canon law together in 1982 at the Pontifical University.

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West Nile Virus Detected in Lakewood, Artesia, and Bellflower

LCCN Staff Report

Lakewood officials confirmed the city’s first West Nile virus–positive mosquito sample of the year in early August, prompting renewed calls for residents to dump standing water, repair window screens, and use repellent. The confirmation comes as the region enters peak transmission season, which typically stretches through late summer and fall.

Nearby cities are also seeing activity. Artesia and Bellflower each recorded positive mosquito samples this season, indicating the virus is circulating across the southeast Los Angeles corridor. Public health officials caution that while most infections are mild, severe illness can occur, particularly among older adults and those with underlying conditions. Hospitalizations are rare but can happen, and the illness has no vaccine or specific treatment, making prevention the best defense.

Residents can help reduce risk by emptying buckets, plant saucers, and other containers weekly; clearing clogged rain gutters; running or treating ornamental ponds and fountains; and fixing torn window and door screens. Experts also recommend trimming dense vegetation where mosquitoes rest and ensuring swimming pools are properly maintained and chlorinated. The use of EPA-registered repellents is advised when outdoors, especially at dawn and dusk when mosquitoes are most active. Parents are urged to apply repellent carefully to children, following label directions. Even short outings, like walking the dog or gardening, can lead to bites if precautions are ignored.

Authorities also urge the public to report dead birds, neglected green pools, and

standing water, and to request yard inspections or mosquitofish through local vector control agencies. These measures help track and limit the spread of the virus and provide early warnings to protect the community.

If detections increase, vector control officials may expand surveillance and consider targeted treatments in affected neighborhoods. Crews use ultra-low volume sprays that target adult mosquitoes and larval treatments for breeding sites. While the applications are safe for people and pets, residents may be asked to stay indoors during treatments as a precaution. Lakewood and neighboring cities will continue to post updates as new information becomes available into a clean 340–360 word version** (perfect for a longer column), or keep expanding with more community health tips and local agency contacts?

APPOINTEES from page 1

appointee steps down.

The district notices the nomination period, receives nominations, mails ballots, counts them in a Purveyor Workshop, announces the winners, and posts the names. Dates matter. The nomination window should have opened November 1, 2024. Ballots should have gone out around New Year’s. The terms ended at noon on the fourth Friday in February 2025. If you’re following along at home, all of that came and went while the bloc found new ways to say “later.”

The bloc’s strategy is painfully transparent: if you don’t like the law, act like it’s optional, then hide behind a lawyer’s letter to Sacramento. It’s governance by stall tactic. Meanwhile, General Manager Elaine Jeng sits in the back seat, staring out the window, pretending she can’t reach the brake.

Jeng and Ponto have one job here—execute the law and the district’s own code.

Director Garza’s (aka La Luz Del Mundo crony) public line is that the AG letter merely seeks “clarity and guidance.” Spare me. We didn’t need “clarity” to process resignations and replacements in 2024 when Michael Gualtieri and Thomas Bekele stepped down. The process worked then because the board chose to follow it. What’s changed isn’t the statute; it’s who benefits from stretching it.

The Brown Act problem is its own separate mess. According to Directors Art Chacon, Jim Crawford and Leticia Vasquez, the AG letter was never agendized or approved by the board. No agenda item, no public comment, no vote. If true, that’s a textbook Brown Act violation. The public has the right to know when their money is being spent to advance a private power play. Instead, the majority did it in the dark, and now they want the AG to hand them a flashlight.

Let’s also dispose of the “continuity”

excuse. The only “continuity” achieved by clinging to expired seats is continuity of dysfunction. The code sets dates precisely because utilities need predictable, lawful leadership. You don’t get stability by keeping expired appointees in place like expired milk in the fridge and hoping no one notices the smell. You get stability by running the process on time and seating people who are actually, you know, allowed to serve.

And about that conflict. No matter how many lawyerly footnotes you attach, Ochoa and Moreno cannot ethically “direct” a letter designed to extend Ochoa and Moreno. That’s not a gray area; that’s the exact scenario conflict rules exist to prevent. The fact this even needs to be said tells you everything about the culture the bloc has created.

So here’s the scoreboard.

- Terms that ended in December 2024.
- A nomination window that never opened.
- Ballots that were never mailed.
- A Purveyor Workshop that was never held.
- A website that never announced replacements.
- A lawyer’s letter that never saw an agenda, rejected by the AG.
- A general manager who never pulled the lever to start the process.
- Two appointees who never left.

An a do-nothing district attorney. If you’re keeping track, that’s not a series of unfortunate events; that’s a plan.

Summary judgment, your honor. Seat the lawful replacements. Agendize the removals. Rescind the letter. Stop billing the public to argue the law should say what the bloc wishes it said. And if the majority insists on playing statute cosplay, AG Bonta should bounce the letter back with a sticky note that reads: “Try following the code you already have.”

FIBER from page 1

This is a public build that private providers will operate on. Cities and the regional council expect to seek proposals from internet companies this year so they can “light” the fiber and start offering plans to residents and businesses as sections are completed.

The money comes from state broadband programs designed to improve access and lower long-term costs. By using shared infrastructure instead of each city buying separate connections, local leaders say the region will get faster speeds and better prices over time.

Residents can expect most construction to stay in existing streets and on existing poles near civic corridors. Cities will post notices before work reaches specific blocks.

Amazon Expands Same-Day Delivery of Groceries in 1,000 Cities

LCCN Staff Report

Amazon is broadening its same-day delivery service to include fresh groceries, making it easier for Prime members to get everything from blueberries and milk within hours.

The company announced last Wednesday that Prime members in more than 1,000 cities can now receive perishable groceries through free same-day delivery on orders over \$25. Amazon plans to expand the service to more than 2,300 cities and towns by year’s end.

Describing the move as one of its biggest steps into the grocery sector, Amazon is integrating thousands of fresh items into its existing logistics network, a change expected to ramp up competition with grocery delivery services from Walmart, Kroger, Albertsons, and Target.

If orders don’t hit the \$25 minimum, Prime members can still opt for same-day delivery for \$2.99. Non-members can use the service for \$12.99 per order, regardless of size. Previously, grocery orders for Prime subscribers were handled through Amazon Fresh or Whole Foods Market.

Prime membership costs \$14.99 a month or \$139 a year and offers perks like Prime Video streaming and discounts at Amazon Fresh and Whole Foods. Competitor Walmart+—priced at \$12.95 monthly or \$98 annually—also provides same-day delivery for groceries, including perishables, in select areas.

The service debuted in Phoenix last year, later expanding to Orlando and Kansas City. Amazon says many users are first-time grocery buyers who now shop twice as often using same-day delivery compared to those who don’t buy food online. Strawberries have even bumped AirPods out of Amazon’s top five best-selling products, with bananas, Honeycrisp apples, limes, and avocados also ranking high among perishable items.

Last year, Amazon generated over \$100 billion in sales of groceries and household essentials—excluding Whole Foods and Amazon Fresh sales. In June, the company announced plans to invest more than \$4 billion to triple its delivery network by 2026, focusing on smaller towns and rural areas. Artificial intelligence is being deployed to forecast local preferences, allowing Amazon to stock both popular nationwide products and items tailored to specific communities.



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La Mirada Theatre Shatters Box Office Records for Fourth Straight Year

By Brian Hews

La Mirada Theatre for the Performing Arts has set another record, announcing that its 2024-2025 Broadway Series and specialty acts shattered every major box office benchmark for the fourth consecutive year. The Tony-nominated theatre credited its success to a dynamic lineup that included Jason Alexander's acclaimed performance as Tevye in *Fiddler on the Roof*, along with hit runs of *Waitress*, *The Play That Goes Wrong*, *Legally Blonde*, and Disney's *Frozen The Broadway Musical*.

The theatre reported a 21 percent increase in paid attendance for its Broadway Series compared to last season, while revenues soared 32 percent. One-night events featuring headliners, comedians, and holiday performances also set records, with paid attendance up 10 percent and revenue up 18 percent. Subscriptions for the upcoming season are already pacing 13 percent ahead of last year.

“This is an incredible milestone for La Mirada Theatre and the entire community,” La Mirada Mayor Ed Eng told LCCN/Lamplighter News. “Breaking records four years in a row is no small feat—it shows the perfect blend of world-class talent on stage, visionary leadership behind the scenes, and the unwavering support of our residents who continue to fill the seats. This achievement is proof that when a city invests in the arts, the returns are measured not just in ticket sales, but in joy, inspiration, and pride for the whole community. La Mirada has truly become a regional leader in live theatre, and the best part is—this momentum is still building.”

City Manager Jeff Boynton said the results reflected the city's ongoing com-

mitment to the arts. “This remarkable achievement, reflecting the artistic and business-related contributions of La Mirada Theatre and McCoy Rigby Entertainment staff, actors, musicians, creative teams, crew, and volunteer ushers, represents a new milestone in the successful history of the City of La Mirada’s support of the arts.”

BT McNicholl, La Mirada Theatre's Director, said the numbers exceeded expectations. "Just when we thought it couldn't get any better, it has, surprisingly—thanks in no small part to the enormous talent onstage and offstage. Particular kudos to Table 7 Strategy, our New York-based marketing firm, for exciting our loyal patrons to come out in record numbers. In the last nine years, we have more than doubled the audience for our self-produced Broadway Series. Let's give a rousing standing ovation to everyone who made it possible."

Since reopening after the COVID shutdown, La Mirada Theatre has bucked national trends, seeing revenues climb 68 percent and attendance rise 40 percent. Unlike most regional theatres, La Mirada remains unique in that all of its self-produced shows are financed and sponsored solely by the City of La Mirada, which also owns and manages the facility.

Looking ahead, the theatre is preparing to launch its 2025-2026 season on September 19 with a reimagined production of *Come From Away*. The season will also feature Cathy Rigby starring in *Peter Pan Goes Wrong*, Jason Alexander directing Stephen Sondheim's *Sweeney Todd*, Tina Fey's *Mean Girls*, and the beloved family musical *Anastasia*.

Subscriptions range from \$75 to \$356.25, with discounted rates for La Mirada residents. Single tickets are available through the box office or online at lami-radatheatre.com. La Mirada Theatre for the Performing Arts is located at 14900 La Mirada Boulevard, near Rosecrans Avenue and the 91 and 5 freeways. Parking is free.

LAKEWOOD from page 1

nearby Los Cerritos Center—the Lakewood property still throws off more than \$1 billion in annual sales.

Built in 1950–53 at the intersection of Lakewood and Del Amo boulevards, the 150-acre complex is the second-largest single-level enclosed mall in Los Angeles County.

It attracts an estimated 22 million visits a year, ranking among the most-trafficked centers in California and the nation. Anchors include Costco, Target, Macy's, JCPenney and Best Buy, with a roster of national chains filling out the tenant mix.

The center is also a significant sales-tax generator and employer for the city.

PRCP chief executive Steve Plenge framed the purchase as an opportunity to respect the mall's roots while preparing it for the next generation of shoppers and residents.

Lyon Living will steer the residential and lifestyle program—Frank T. Suryan Jr. said the goal is a place that “thrives for generations”—and Silverpeak will provide capital and investment strategy.

The partners said they will begin with master planning and community outreach, working with City Hall and local stakeholders to align the redevelopment with neighborhood priorities.

City officials called it a promising new chapter and signaled support for ideas that re-establish the center as a hub for shopping, dining, and community life.

Specifics are still to come. The owners described a vision of “elevated” retail and restaurants, integrated housing, wellness amenities, unique entertainment, and generous open space tied together by pedestrian-friendly design.

No construction timeline was provided, and a full transformation is likely to unfold over several years.

PRCP brings recent regional experience to the table, including Plaza West Covina and the Shops at Palm Desert.

For Lakewood, the shift reflects a broader trend in American retail: taking well-located, auto-era malls and layering in homes, parks, and experiences that keep the lights on seven days a week.

From the Mayor's Desk: August 22, 2025

**By Cerritos Mayor
Frank Aurelio Yokoyama**

In Cerritos, the City Council and our staff value recognizing those who've made a difference in our community and represented our City in a positive light. You see these celebrations during



Cerritos Mayor
Frank Aurelio Yokoyama

Earlier this month, my son, Maddox, and I attended the annual Star Trek Convention in Las Vegas. We were there as fans of the beloved 1960's TV series turned international sensation that remains popular today in its various forms. This was also a chance to greet and present a proclamation to one of our City's newest honorees.

As viewers of the animated television series “Star Trek: Lower Decks” know well, the City of Cerritos holds a unique distinction in the Star Trek world. The crew explores outer space and carries out its missions aboard the U.S.S. Cerritos, which is indeed named after our amazing City. According to the show’s creator, the U.S.S. Cerritos is among a select number of Califor-

ECONOMIC from page 1

employers satisfied.

Still, opportunities abound. The plan points to vacant or underused properties that could support new hotels, large-scale indoor sports and entertainment venues, or adaptive reuse of warehouses. Interest from national hotel brands already signals the potential for growth in the hospitality sector. With multiple idle sites waiting for redevelopment, the city has leverage to re-imagine older properties and attract projects that provide long-term fiscal benefits.

The city's demographics add another layer to the picture. Santa Fe Springs has 18,800 residents and 5,900 households, with an average home price of \$764,000—less expensive than many Los Angeles County cities. The average household income of \$109,200 falls below county and state averages. What distinguishes the city is the influx of roughly 60,600 workers who commute in daily, creating a net inflow of more than 53,000 jobs. Wholesale trade and manufacturing dominate local industries, and sales tax revenues have climbed steadily, growing 68 percent between 2012 and 2022, fueled largely by business-to-business transactions.

Market demand analysis shows that a significant share of the city's commercial space is aging. Roughly 37 percent of retail, 58 percent of office, and half of industrial and flex space is more than 40 years old. Kosmont estimates that millions of square feet may need replacement or reimagining to meet modern needs. The multifamily housing market is tight, with only 2.5 percent vacancy. Over the past decade the city has added 278 apartments and 50 townhomes, but Regional Housing Needs Assessment targets call for nearly 1,000 additional units across income levels by 2030. Meanwhile, the hotel market can absorb around 250 new rooms, with a proposed 120-room hotel at the Norwalk Transit Village already accounting for half

nia-class starships that bear the names of cities in the Golden State.

As a longtime Star Trek fan and proud Mayor of the City of Cerritos, I was thrilled to present a proclamation on August 10 to Dawnn Lewis, who in “Lower Decks” is the voice actor for Carol Freeman, Captain of the U.S.S. Cerritos. Lewis was concluding an interview before hundreds of spectators and taking questions when I stepped to the microphone. It was amazing to hear the gasps and excitement of the show’s fans as I introduced myself and the City that I represent. I was honored to then be invited on stage by Ms. Lewis and formally present her with a proclamation and City of Cerritos memorabilia.

You likely didn't expect a Star Trek-inspired column today. But you don't have to be a Trekkie or Trekker to appreciate the significance of the moment. Our residents and businesses may also be pleased to learn of the show's often-cited slogan, "Cerritos strong!" This is used to express the camaraderie and resilience of the U.S.S. Cerritos crew, and there are parallels to how the City aims to serve and prosper. The City of Cerritos offer tremendous amenities and is well positioned for growth. Through routine collaboration, informed decision-making, and perseverance in times of challenges, we can build upon our already excellent services, fulfill our Strategic Goals and, dare I say, boldly go where no city has gone before. Live long and prosper!

of that demand.

Eight strategic opportunity sites are central to the plan, ranging from privately owned restaurants to Caltrans remnant parcels and the massive Goodman Logistics property. Some sites, like Geezers Restaurant and Maggie's Pub, could be repositioned in the short term, while freeway-adjacent Caltrans parcels and the Goodman property represent medium- and long-term prospects. These sites could accommodate hotels, mixed-use projects, and adaptive reuse developments, providing gateways and high-visibility locations that attract visitors and businesses alike.

Stakeholder outreach underscored both optimism and frustration. Community leaders praised the city as “small but mighty,” with a strong industrial base, but noted the burdens of heavy trucking and slow permitting that discourage new investment. Residents and businesses expressed a clear desire for more grocery, dining, and entertainment options. Developers and hotel operators see high-impact potential in hospitality projects, while others suggested transforming idle industrial properties into sports or recreation facilities, particularly with the Olympics on the horizon.

The plan ties all of this back to five economic goals established in the 2040 General Plan: maintaining business strengths, expanding and retaining businesses, meeting community and business needs, sustaining fiscal strength, and fostering public-private partnerships. Kosmont recommends that the city begin by implementing Business Expansion, Attraction, and Retention strategies. This includes direct outreach to businesses and property owners, building stronger ties with brokers and developers, attending national industry conferences, streamlining permitting, and creating incentive programs for emerging businesses. These steps are meant to lay the groundwork for larger initiatives such as tax increment financing districts, value-capture zoning, revenue replacement strategies, and pursuit of state and federal grants.


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FIESTA: The festivities will take place at St. Irenaeus Catholic Church, 5201 Evergreen Ave., Cypress, on Friday, Sept. 12, 6–11 p.m.; Saturday, Sept. 13, noon–11 p.m.; and Sunday, Sept. 14, noon–8 p.m.



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TICKETS & INFO



St. Irenaeus Church Fall Fiesta and Cash Prize \$10,000 Drawing

LCCN Staff Report

With autumn on the horizon, St. Irenaeus Catholic Church in Cypress is preparing for a longstanding, beloved tradition that unites the wider community—the Fall Fiesta.

The event traces its roots to the 1960s, when Pastor Fr. Peter Caslin envisioned a neighborhood celebration to bring people together.

Over the decades, it has grown into one of the city’s most cherished annual gatherings, drawing thousands of visitors who come not only for entertainment but also for the sense of connection it fosters.

This year’s Fiesta continues that mission, welcoming attendees from Cypress and the greater Orange County area.

The festivities will take place at St. Irenaeus Catholic Church, 5201 Evergreen Ave., Cypress, on Friday, Sept. 12, 6–11 p.m.; Saturday, Sept. 13, noon–11 p.m.; and Sunday, Sept. 14, noon–8 p.m.

Guests can enjoy live music, carnival rides, bingo, a wide variety of food, and the highly anticipated Opportunity Drawing.

Musical performances include the Todd Stanford Country Band on Friday from 7–10 p.m., The New Romantics (a Taylor Swift tribute) on Saturday from 8–10:10 p.m., and Knyght Ryder, an ’80s cover band, on Sunday from 5–7:15 p.m.

The Fiesta offers carnival rides for children and the young at heart.

Unlimited-ride wristbands are available all three days for \$40 in advance and \$50 during the event.

Single-ride tickets are \$2 each, or \$35 for 20 and \$65 for 50 at the Fiesta; presale single-ride tickets are offered at



KIDS RIDES and other rides await at Fiesta Cypress. Food options will include Vietnamese, Filipino, and Hispanic specialties, along with other cultural foods.

20 for \$25.

Food options will include Vietnamese, Filipino, and Hispanic specialties, along with hot dogs, barbecue sandwiches, baked potatoes, corn, kettle corn, snow cones, and homemade desserts to satisfy every sweet tooth.

The Opportunity Drawing will be held Sunday evening, with a grand prize of \$10,000, first prize of \$3,000, second prize of \$1,500, and third prize of \$500.

Tickets are \$5 each and can be purchased at the Parish Office or during the Fiesta.

Winners need not be present to claim their prizes. Organized and staffed by church volunteers, the Fall Fiesta serves as a major fundraiser for both St. Irenaeus Catholic Church and its school, with proceeds supporting parish ministries, school programs, and outreach services that benefit the wider Cypress community.

For details, call the Parish Office at 714-826-0760 or visit sticypress.org.

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LBS Financial Credit Union Holds Paper Shredding Event at its Long Beach Marina Branch



LBS FINANCIAL Credit Union employee volunteers pose for a picture in front of the shred truck.

Long Beach, CA – August 21, 2025 – LBS Financial Credit Union partnered with Southern California Shredding Services to give the community a way to get rid of private documents securely. The third annual shred event took place at LBS Financial’s Long Beach Marina branch located at 6457 East Pacific Coast Highway, Long Beach, CA, 90803 on Saturday, July 19, 2025, from 9:00 a.m. to 12:00 p.m.

The community was enthusiastic for the return of this event! A number of attendees brought boxes of documents like outdated financial records, tax forms, and medical records to shred. Anytime a guest arrived at the event, ten employee volunteers and branch staff helped load boxes onto a dolly, then transferred the documents to the shred

truck. A Southern California Shredding Services representative shared that it resulted in the shredding of over 8,000 lbs. of paper.

“Shred Day is just one of the many ways we help our members protect their personal information while also bringing the community together,” said LBS Financial President & CEO, Sean Hardeman. “Safe document disposal is a simple but powerful step toward preventing identity theft and we are proud to offer this free service to our members and the entire community.”

The credit union plans to continue hosting this free event at their Long Beach Marina branch annually for their members and the public.

ABCUSD High Schools Make the Grade, Again!

District High Schools Rank in the Top 25 Percent of all California Schools

ABCUSD News Service

U.S. News & World Report has published its 2025 Best High Schools rankings, and ABC Unified School District high schools were ranked among the best in the state and nation. The publication looked at over 1,640 schools in California and over 24,000 schools nationwide, ranking them on six factors.

The results speak volumes about the quality of education ABCUSD schools provide. Whitney High School was ranked #1 in California and #16 nationally. Cerritos High School ranked #58 in California and #446 nationally, Gahr High School came in #252 statewide and #1,829 nationally, and Artesia High School ranked at #583 in the state, moving up over 260, and #4,511 nationwide, a leap of nearly 2,000 places.

“ABCUSD is living our promise to ensure our next generation students succeed- our students will be well equipped to cure disease, stop wars, and build happiness.” said Board of Education President Mr. Ernie Nishii. “I want to thank our teams of educators and staff members at our high schools for their hard work and dedication to making a difference in our futures and ensuring that every student gets an amazing education.”

ABCUSD schools consistently rank high in the U.S. News “Best Public High Schools” program, outpacing many districts in the Los Angeles

metro area. This year, all four ABCUSD comprehensive high schools landed in the top 51 percent of the 499 in the Los Angeles region.

“We are so very proud to see our high schools ranked highly at both the state and national levels,” said Superintendent Dr. Gina Zietlow. “Although recognition like this is meaningful, we remain focused on ensuring every student has an outstanding education, graduating from our schools in a position of choice to continue their education or move on to a great career. Rankings may come and go, but the impact our educators and staff have on students is our lasting legacy.”

U.S. News ranks schools based on college readiness, state assessment proficiency and performance, underserved student achievement, college curriculum breadth, and graduation rates. Full details on this year’s rankings are available at usnews.com/education.

REDISTRICT from page 1

The proposed maps in California aim to give Democrats a chance to flip several seats and shore up support in four swing districts. But the process is more complex here than in Texas. Because California voters established an independent commission to oversee redistricting, the Legislature’s plan cannot take effect without public approval.

Newsom has promised a vigorous campaign in support of the new maps, backed by donations large and small, while Republicans are preparing a well-funded effort to defeat the proposal. For local residents, the November special election will decide not only who represents their neighborhoods in Congress but also how their communities are defined for years to come.

SIGN UP & SUPPORT OUR TROOPS



About the 1st CEB Adoption Committee

- The City of Cerritos adopted the 1st Combat Engineer Battalion of the U.S. Marine Corps on Nov. 11, 2007.
- The 1st Combat Engineer Battalion (CEB) Adoption Committee is a non-profit 501(c)(3) organization. Contributions are tax deductible to the full extent of the law.
- The 1st CEB is a unit of the 1st Marine Division stationed at Camp Pendleton.

The Federal Government, including the Department of Defense and Marine Corps, does not endorse any company, sponsor or private organization for its products or department services.

CONTACT: George Ray 562-572-8017

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Deep-sea mining, a potential method to extract Earth’s minerals, is currently under scrutiny. With 73 nations advocating for a moratorium, the need for immediate action is clear.

Deep-sea mining is a method for extracting trace minerals, such as lithium, cobalt, manganese, and nickel, from the ocean floor. These minerals are mainly needed for the energy transition to solar and EV batteries.

“There is a growing movement to ban deep-sea mining entirely, with 73 nations calling for a pause on all mining as the International Seabed Authority (ISA) figures out what they are going to do, what is allowed and not allowed under the current regulations,” said Dr. Jennifer Brandon, Ph.D., is a Marine Biologist and Oceanographer working in oceanography for 13 years.

Dr. Jennifer Brandon is a science and sustainability consultant with a decade of experience in climate change, oceanography, and environmental communication. She earned her Ph.D. in Biological Oceanography from Scripps Institution of Oceanography, where her groundbreaking research on microplastic pollution established her as a leading expert in the field. As the founder of Wild Beacon Consulting, Dr. Brandon now advises philanthropies, companies, and foundations on sustainability strategies, ESG goals, and climate solutions.

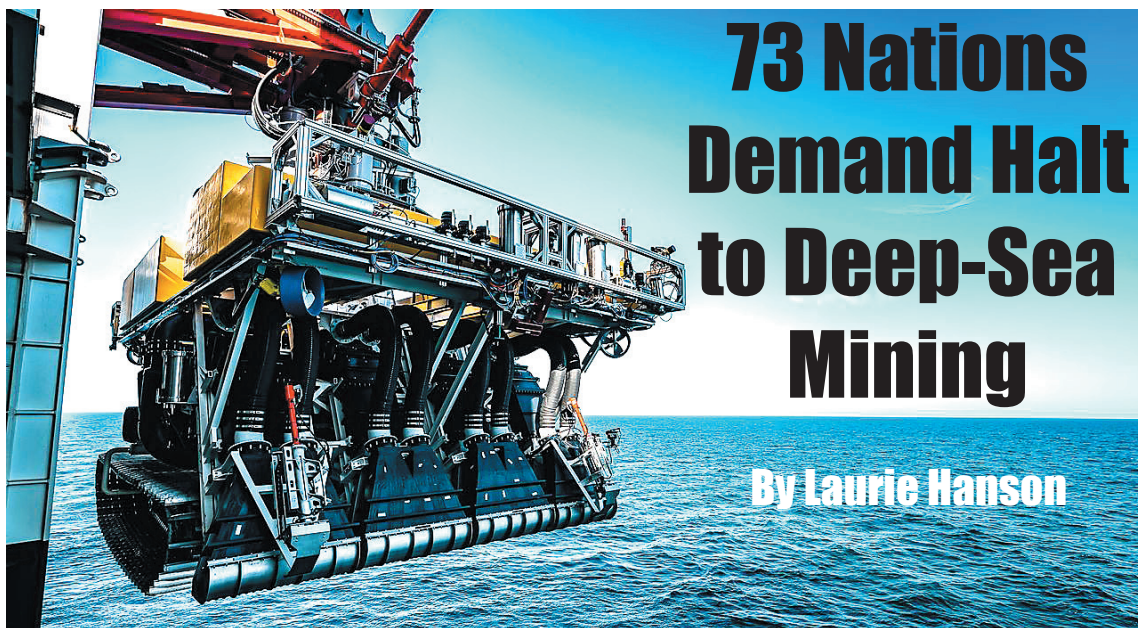
Other experts weighing in on the topic are EARTHDAY.ORG Global Associate Director Aidan Charron who studied Biology and worked on Freshwater and Tertiary Systems/Conservation for 6 years, and Arif Gasilov, a sustainability policy advisor and partner at Gasilov Group, and a LEED certified environmental strategist with 5 years of experience in the Environment and So-cial Governance (ESG) field.

Although deep-sea mining has not commenced on a large scale yet and is currently a scramble among companies testing their equipment, securing investors, and obtaining seabed leases, the International Seabed Authority (ISA) is developing a regulatory framework to enable it on a commercial scale, according to Dr. Brandon.

“However, deep-sea mining is considered to be deeply harmful to the planet for multiple reasons,” she explained. “It is a destructive practice. Most companies want just to mine. The deep sea vacuumed up manganese nodules, and will vacuum up [with] the nodule’s sediment, rare and endangered and UNDISCOVERED species with them.”

The practice would stir up lots of sediment, disturbing the clarity of the water and mixing up sequestered carbon, possibly damaging 1000-year-old or more deep-sea coral, while killing species not yet discovered, according to Dr. Brandon.

“A lot of deep-sea animals grow slowly, and the deep sea takes a long time to recover from any disturbance,” explained Dr. Brandon. “There was an area where they did a deep-sea trawl and came back 20 years later, and the area had not recovered at all! It looked like the trawl had just



happened. We could be destroying the deep sea for literally generations.”

“There is a company, Impossible Metals Company, that wants to mine the manganese nodules sustainably and pick them up one by one, not to hurt the animals,” she added. “But this will be incredibly more expensive, and the nodules themselves take hundreds of years to grow, so it is still damaging the ecosystem to remove them. This is certainly the best option, but still not great”

“Most of the effects are deeper in the water, but a company pulling up sediment, pulling out the minerals, and then disposing of the sediment back into the water could cause coastal pollution and turbidity problems,” Dr. Brandon explained.

Because most common deep-sea mining techniques stir up a lot of deep-sea sediment, companies like The Metals Company also plan to pull deep-sea sediment to the surface, sort it for trace metals on their boats, and then dump it back at sea, but only dump it midway in the water column, not back at depth, it is detrimental to climate change, according to Dr. Brandon.

“Why this matters for climate change is that this deep-sea sediment is full of sequestered carbon,” she explained. “A lot of it has not been disturbed in hundreds to thousands of years. By stirring it up and depositing it midway in the water column, deep-sea mining is mixing ancient carbon back into the water column and speeding up climate change.”

There is an argument that many of these minerals will not even be needed in EV batteries by the time the deep-sea mining industry is up and running at a commercial scale, according to Dr. Brandon.

“For instance, a lot of the pressure for deep-sea mining is to get more cobalt at scale, but new Chinese EV batteries don’t even use cobalt anymore,” she explained.

Fortunately, there have been no deep-sea mining activities beyond exploratory levels since the 1970s. No one is currently deep-sea mining at a commercial level yet.

“Luckily, most areas of U.S. waters do not have any deep-sea mining yet, so we are safe,” added Dr. Brandon.

“California, Oregon, and Washington have all banned deep-sea mining in their state waters,” according to <https://www.montereybayaquarium.org/stories/aquarium-supports-sea->

bed-mining-prevention-act.

What can individuals, especially young people, do to prevent deep-sea mining and protect our planet? Their involvement is crucial in this fight.

“Individuals can call their members of Congress and ask for legislation to stop deep-sea mining from happening within the United States Exclusive Economic Zone (EEZ),” she said. “That is the 200 nautical mile zone around the United States and all of our island territories, which is where deep sea mining is likely to happen, as opposed to near mainland U.S.”

“Most will happen near other island nations and in the high seas, in waters controlled by the U.N. and the U.N. International Seabed Authority,” Dr. Brandon explained. “A lot of deep-sea mining interest is in the Clarion Clipperton Zone, a region between Hawaii and Mexico. A lot of that seabed falls outside any nation’s EEZ. That ground has already been divided up by the ISA to multiple countries and mining companies. There is not much we can do but wait to see what the ISA decides about that mining.” For a look at the map showing this, visit online at https://www.biologicaldiversity.org/campaigns/deep-sea_mining/isa-map.html.

Dr. Brandon said individuals can also sign a letter by the Sustainable Ocean Alliance and send that to their representatives and/or get their business to sign WWF’s petition not to use minerals that were mined in the deep sea.

To learn more about the call for a global pause and the broader issues related to seabed mining, see these online links:

WWF:
stopdeepseabedmining.org/Oceana:
oceana.org/deepseamining/SustainableOceanAlliance:
soalliance.org/campaign-against-deep-seabed-mining

She added that young people interested in preserving the ocean can join several organizations, including Surfrider, which do local campaigns in local communities. Another organization called Only One does many very targeted online campaigns. Individuals can also get involved in Oceana and Ocean Conservancy.

According to Associate Director for EARTHDAY.ORG’s Global Aidan Charron, seabed mining for industry is seen as necessary for tech manufacturing companies of technologies like electric vehicles and phones.

“It [deep sea mining] can have a drastic impact on ecological

food webs,” explained Charron. [With] seabed mining, you essentially vacuum up a layer of sediment that is forced to the surface, where it never was expected to be. This can stir up vital grounds for breeding, feeding, and living for all sorts of fish species.”

“Deep seabed mining can destroy a habitat, [by] picking up a layer of the ocean floor [to the] surface, throwing it around while introducing toxic chemicals and light that is not typically there into a delicate area that has not changed in a millennium,” he added.

“[The] majority of the countries calling for a moratorium on deep seabed mining are nations deeply connected to the ocean,” he explained. “The first countries to call for a ban include Palau, Fiji, and the Federated States of Micronesia, areas that are the first ones impacted by a degrading ocean and rising sea levels.”

According to Charron, seabed mining has been ongoing in various forms around the world for more than 50 years. The direct effects on coastal water can include degradation of ecosystems and breeding grounds, as well as an increase in turbidity of the waters.

“This local degradation can cause mass fish die-offs, perpetuating the already increasing destruction our oceans are facing,” he explained.

Unfortunately, in the United States, there has been little federal movement on banning deep-seabed mining. What could be just as effective at the state and local level is calling for moratoriums in concentrated areas first, and then working the way up to a national ban, according to Charron.

He advises that one way to address deep-seabed mining is to participate in the Great Global Cleanup and End Plastics program at EARTHDAY.ORG, which can help you learn how to make a direct impact that extends beyond local boundaries.

EARTHDAY.ORG’s founders created and organized the very first Earth Day on April 22, 1970. Since then, Earth Day Network, also known as EARTHDAY.ORG, has been mobilizing more than 1 billion people annually on Earth Day, and every other day, to protect the planet. For more information, see earthday.org.

Arif Gasilov is another expert in his field, who at Gasilov Group, helps organizations reduce carbon risk, strengthen ESG performance, and embed sustainability across operations. As a certified expert with a background in green building and environmental policy, he specializes

in corporate sustainability reporting, climate risk strategy, and aligning businesses with global frameworks. He guides companies through carbon footprint analysis, net zero planning, and circular economy integration to move from compliance to long-term impact.

“The science shows significant unresolved risks,” Gasilov said. “Deep sea mining can remove or crush fragile habitats, generate sediment plumes that travel for many kilometers, and smother

Like Dr. Brandon, Gasilov said the most proposed activity is in international waters of the Pacific, such as the Clarion Clipperton Zone.

“Even far offshore, plumes and noise can disturb midwater communities that connect to wider food webs used by migratory species,” Gasilov explained. “Processing on land and added port traffic can also affect water quality and fisheries.”

“[If this activity] were to go on near U.S. coasts, the short-term concern would be indirect and [affect the] supply chain related rather than [form] active pits offshore in California or Oregon,” he added. “The Atlantic has exploration interest in mid-ocean ridges, so precaution is important.”

“The core harms are loss of biodiversity that took millennia to form, widespread plume effects, and the risk of disturbing carbon and nutrient processes we do not fully understand,” he added.

With industrial interest dating back to the 1970s with pilot tests, and formal exploration contracts ramped up under the International Seabed Authority (ISA) from the 2000s onward, commercial exploitation has not begun because a final mining code is still under negotiation, he said.

“[The] activity [would] continue because of demand projections for nickel, cobalt, copper, and manganese in clean energy supply chains, and because contractors and sponsoring states hold exploration rights,” Gasilov said. “Expected beneficiaries include a small number of contractors and their sponsors, while broader economic benefits remain uncertain.”

For the up-and-coming generation, Gasilov suggested joining ocean and youth climate groups that work on deep-sea mining education and policy, like Seaside Sustainability. He also offered to encourage schools to host teach-ins that connect science with civics, and to support campaigns that keep supply chains free of deep-sea minerals.

“Deep sea mining would erase slow-growing biodiversity that we cannot rebuild on any meaningful human time scale while sediment plumes and persistent noise spread beyond lease areas and unsettle midwater communities and food webs,” he explained. “Layer onto it [sea] warming, deoxygenation, and acidification, which adds stress [along with] the risks of shifting carbon cycling in deep sediments and through the water column.”

“A precautionary pause is the responsible course,” Gasilov said.

No Dumping, Drains to Ocean: Cerritos Neighbors Push for Stencil Refurbish



CERRITOS RESIDENT Bala Nava in front of a faded ‘No Dumping’ stencil.

Bala Nava, one of six Neighborhood Watch Block Captains from the Casa La Cuesta (CLC) tract in Cerritos, led a one-hour beautification walk early Saturday morning, August 16. The group quietly moved through the neighborhood picking up litter before most residents had even started their weekend.

The CLC captains say they are eager to expand their work beyond cleanups. They want to see the city’s faded sidewalk stencils refurbished, particularly those painted near storm drains. The message, “No Dumping, Drains to Ocean,” was once a vivid reminder to residents and visitors



that anything tossed into street gutters flows untreated into waterways, eventually polluting beaches and harming marine life. Today, many of those stencils are so worn they are hardly legible.

“It’s a small but important step in protecting the ocean,” Nava said during the walk. “People don’t realize how quickly a cup, wrapper, or cigarette butt becomes part of a much larger pollution problem.”

The captains encourage more neighbors to join the effort when the next patrol is scheduled for an early Saturday morning in October.

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OUTLOOK ON NEW FOOTHILL AREA RELEAGUING

La Mirada Athletics Excited to Face More Equity-Based Teams With New Conference

By Loren Kopff
@LorenKopff on X

This is the seventh and final part in a series of area schools involved in the upcoming Foothill Area releaguings that will begin in the 2026-2027 school year. The 20 schools involved in what will be a new conference are from the current 605 League, Del Rio League, Gateway League and Mid-Cities League. This is the third time since the beginning of the 2018-2019 school year that area schools have been involved in releaguings.

Not that La Mirada High needed to be in the spotlight anymore, but it’s athletic program has been the center of attention whenever there has been a changing of leagues since the beginning of the 2018-2019 school year. The Matadores didn’t ask to become a member of the slimmed down Suburban League after Artesia High, Cerritos High and John Glenn High left for better opportunities in the 605 League.

For four seasons, La Mirada felt it was cheated being in a league of four schools, knowing only the top two teams in every sport would get automatic playoff berths. This came after the Matadores were predominantly the powerhouse football program of the Suburban League, owning a .867 winning percentage in league games from 2007-2016. The girls soccer (.938), baseball (.817) and softball (.825) programs were also league tops during the same time before the vote was taken to allow the 605 League to form.

But as you know, football is the money-maker and sets the tone for any high school for the remainder of the school year.

“Honestly, I was upset because it all revolved around football,” said La Mirada athletic director Christine Mead when those three schools left the Suburban League. “Their argument was all around football. So, I was upset that they wanted to disband an entire league for a single Friday night. I honestly didn’t think it was going to happen; I did not think [the] CIF [Southern Section] would allow us to stay with just four teams. But obviously after the vote, that’s what they got, so they created the 605 League and we were left with Bellflower, La Mirada, Mayfair and Norwalk.”

For what it’s worth, the schools who voted to leave the Suburban League had a valid claim as the 2015 La Mirada football team trounced Artesia 63-0, Cerritos 76-0 and Glenn 63-0. In fact, the Matadores posted four shutouts over Cerritos from 2011-2016 while scoring 253 points and was all over Glenn in 2016 (70-10).

After four years of the smaller Suburban League, the four schools, were joined by the six from the San Gabriel Valley League, plus Firebaugh High to form the Suburban Valley Conference. Firebaugh was an independent school once the Suburban League was split and was added to give all five schools a better chance of earning an automatic playoff berth. In a four-school league, you get two playoff spots, while in a five-school league, three get automatic berths. This upcoming school year will be the fourth and final for that league as the new 20-school mega conference will give Mead a much better feeling than the

once she had back in 2017.

“I’m more confident now because there were 10 of us that have a stake in this and so...we have a lot of different leagues coming to us asking for advice and questions,” said Mead. “Obviously the 605 and Del Rio [Leagues] are groups that wanted to come and join what we have because they saw what we have works. It creates that competitive equity amongst all sports, and you’re not stuck, for lack of a better word, playing the same teams even though they might annihilate you or you might annihilate them in certain sports year after year after year. It depends on your team’s level where you sit.”

While Cerritos has been the La Mirada of the 605 League when the Matadores were the kings and queens of the original Suburban League, they haven’t missed a beat since 2018. Of the major sports, La Mirada has captured 25 league championships, finished in second place 19 times and claimed third place 12 times. The baseball and softball programs have each won every league title since the shifting of leagues while the boys basketball program is on a roll with three straight Gateway League crowns plus the final one in the condensed Suburban League.

“In some sports, we might play Downey and Warren and in other sports, we might play Firebaugh and Lynwood, not saying that either one is good or bad,” she said of the 11-member Suburban Valley Conference. “But it’s all equitable; we were all lined up and cut in half and it makes it better for all students. When Del Rio and 605, and we even had the Almont League and other groups out there come to us and say tell us what works; tell us what doesn’t work, it was nice being in the driver’s seat with this one.”

Mead will never forget what happened when Artesia, Cerritos and Glenn wanted to leave the Suburban League. In the spring of 2017, a proposal passed 27-16 to allow those three schools to leave the Suburban League and join forces with Oxford Academy, Pioneer High and Whitney High to form the 605 League.

The vote was held at Hart High and the presentation that those three schools gave was football driven and how they were getting beat up on a consistent basis from La Mirada and Mayfair High. It was around the time that the CIF-SS began to turn towards competitive equity all around, not just from this league or that league.

“You’re not going to play the same four or five teams in every single sport all the way across the board as you would if you were in a traditional league that just had five teams,” said Mead of the new 20-school conference. “This one, we might never play Bellflower in football. We might not ever play Norwalk in softball because we’re in different leagues. And it’s better for both teams regardless of who’s the better team and who’s the worst team. If you’re going to play a team and beat them in football 63-0, that helps nobody. So, I like that.”

The Foothill Area had its vote for the new conference on May 1 at the Whittier Union High School District office and six different proposals were submitted by the 605 League, Del Rio League

(including El Rancho High which is not part of the 20-school conference), Mission Valley League and Suburban Valley Conference. While all the proposals were similar in how the new leagues would be configured, Mead said she would be happy with any of them.

“We knew that we were good because it was the entire 605 League; it was the entire Del Rio League, minus El Rancho, and it was our entire [conference], minus Dominguez who was leaving us to go to a whole different area,” said Mead, who was not in attendance due to junior varsity softball obligations. “We weren’t disrupting any other conferences or leagues. We were pretty confident that as a group, we were going to be okay.”

One advantage La Mirada has over the new conference is that it has been used to playing in two leagues-Gateway and Mid-Cities. The new conference figures to feature three leagues, maybe even four leagues, to balance things out. Football will be tricky as only 18 schools field programs. But Mead believes it’s not automatic that the other sports will have four leagues of five teams each. In any event, plan on anywhere from nine to 12 automatic playoff berths in just about every sport out of 20 teams.

“Something what I try to tell people is if [my teams] win [a] CIF [championship], they don’t go in and say, ‘I’m a Division 4 CIF champion’,” said Mead. “They say, ‘I’m a CIF champion’. So, Division 4, Division 68...it doesn’t matter. It builds confidence within your kids because you’re going to win a championship.”

Mead says most of the La Mirada

athletic programs should not have an advantage or disadvantage to which league they will be placed in because those teams have been playing schools from the 605 League and Del Rio League in non-league competition. For example, softball would not have an advantage or disadvantage to playing California High or La Serna High twice in league action.

She added that when the Suburban Valley Conference was formed, the 11 schools sat down for each sport, put them on paper and lined them up 1-11, per their MaxPreps rankings. That’s how the Gateway and Mid-Cities Leagues were formed. After that, it had been expected that the champion of the Mid-Cities League would move up to the Gateway League for the following season while the last place team from the Gateway League to relocate to the Mid-Cities League.

When it comes to all the challenges facing the athletic directors and principals of the 20 schools these next none to 10 months, Mead believes the biggest one is working out what works best for everyone. That’s what happened when the Suburban Valley Conference was formed.

“When we wrote the constitution, for the Suburban Valley [Conference], we sat down and had three or four different constitutions from different leagues and different conferences,” she recalled. “Some were from Orange County, and we just went through them basically page by page. Then we took our own constitutions and made sure that it worked for everybody.”

WONDERWORD

By DAVID OUELLET

Demonyms

Y	E	N	B	N	D	D	S	M	A	E	T	A	T	S
R	T	A	R	A	G	E	E	L	I	P	U	P	R	S
T	H	I	R	A	H	I	N	T	A	D	D	E	I	E
N	N	B	N	G	L	A	E	O	N	R	G	O	B	I
U	I	R	A	U	E	U	M	R	T	I	U	P	E	T
O	C	E	O	Z	M	N	G	I	O	E	M	L	P	I
C	N	S	I	M	A	M	T	N	A	F	M	E	P	C
L	A	L	E	N	A	M	O	I	I	N	R	L	N	A
I	E	E	R	I	D	N	B	C	N	S	E	A	A	N
B	L	L	N	P	W	I	I	I	I	E	M	T	I	A
Y	I	L	L	O	A	C	A	A	A	A	A	I	V	D
A	H	A	R	S	U	N	N	N	N	N	N	N	I	I
N	C	R	I	E	C	N	I	V	O	R	P	S	L	A
E	A	A	R	M	E	N	I	A	N	A	T	I	O	N
N	N	P	R	E	F	I	X	A	T	I	O	N	B	S

Add, Argentinean, Armenian, Asian, Bahamian, Bolivian, Canadians, Chilean, Cities, Community, Country, Denote, Ethnic, Foreign, Indian, Latin, Libyan, Minted, Name, Narrow, Nation, Noun, Parallel, People, Persian, Place, Plural, Prefixation, Province, Pupil, Region, Romanian, Serbian, Singular, State, Teams, Tribe, Zambian.

Solution on page 13

Solution: 9 letters

2025 FOOTBALL PREVIEW

Improvements, Motivation Guiding Points in Getting La Mirada Back to the Playoffs

By Loren Kopff
@LorenKopff on X

LA MIRADA MATADORES

3-7 overall last season, 2-3 in the Gateway League, fourth place
19-28 overall last five seasons
Head coach: Lucas Mealy (third season, 6-14)
Lost 25 seniors out of 62 players from 2024 opening day roster
Last made the playoffs: 2021
Division 10 last season

2025 schedule

Aug. 22 South Gate (7-7 overall last season, Division II L.A. City Section)
Aug. 29 Troy (9-2, D. 5)
Sept. 5 @ Tesoro (3-7, D. 5)
Sept. 12 @ Western (5-5, D. 5)
Sept. 19 La Habra (10-2, D. 3)
Sept. 26 BYE
Oct. 3 @ Warren (6-8, D. 7)
Oct. 10 @ Downey (9-2, D. 2)
Oct. 17 Dominguez (3-7, D. 11)
Oct. 24 @ Paramount (9-2, D. 8)
Oct. 30 Mayfair (8-4, D. 5)

When Lucas Mealy took over the La Mirada High head coaching duties in 2023, he was facing an uphill battle given the substantial number of graduates from the previous season plus more outgoing transfers than one of the top programs in the CIF-Southern Section could have ever expected. Mealy went 3-7 that

season and was banking on a better 2024 campaign. However it was a duplicate in the wins and losses which put a damper on what Mealy is trying to accomplish with the city’s only high school.

“We saw some improvement, there’s no doubt,” said Mealy. “We were injury-riddled last year; we had a lot of injuries [to] a lot of seniors who played a lot for us. But going into the year, the expectations last year were pretty high [which] obviously fell short. We saw improvements, but ultimately, going into this year, the amount of improvements we’ve seen has been far greater than going from year one to year two. We’re in a lot better position here.”

The Matadores graduated more last season but had a slightly bigger team, making another absence to the playoffs more disappointing considering how close they were in the last game of the season. La Mirada trailed Warren High by 10 points at the half in a winner take all contest, only to come up three points short of taking the game to overtime.

“It was difficult; we were six yards away from moving on to the playoffs,”

recalled Mealy. “Once you get to the playoffs, the things you hear about yourself, the program, the school, the football team...things change if we get six and a half yards. It was definitely a hard pill to swallow, but we’ve moved on, and we obviously have a little bit of that as motivation. But this is a whole new group of kids...between graduation and then between three big time starters for us, three impact players for us who transferred, we’re a new group and I think these guys have their own internal motivation for making this happen.”

OFFENSE

La Mirada’s scoring improved from 210 points to 233 points in 2024, but the offense took some serious hits as quarterback Santino Garcia (1,513 yards, nine touchdowns, 11 interceptions, 105 yards rushing, one touchdown last season), who would have been a senior, transferred to Nogales High. That means there is a battle brewing between junior Isaac Cuevas (four of five for 34 yards) and 6’1”, 215 pound sophomore Ace Faagata, a transfer from Desert Pines High in Las Vegas who completed two

passes for 11 yards. He came to La Mirada towards the end of spring and Mealy says the future is ‘very bright’ for him.

Another offensive weapon from last season who left the program to play at St. Paul High under former La Mirada head coach Mike Moschetti, is running back Jordan Lauago (716 yards on 98 carries, 14 touchdowns, 34 receptions, 554 yards, three touchdowns), who also would have been a senior. Coupled with the graduation of three other running backs, the entire running back department is new for 2025. Leading the way is junior Ismael Garcia, whom Mealy says is a physical downhill running back. He is one of four players who took reps during the offseason. Senior Josiah Fregoso, who was a slot receiver last season, is being moved to the backfield and will be joined by senior Julian Alvarez, who played on the defensive side last season and sophomore Noah Lendo.

The third big time playmaker leaving for another school is Aaron Castro (20 receptions, 282 yards, two touchdowns), who will be spending his senior season at La Habra High. His departure leaves senior Logan Martinez (10 receptions, 184 yards, one touchdown) as the leading returning receiver and will probably start at the slot position, according to

[See LA MIRADA, page 16]



Gahr Looking For Revenge Against Valley Christian as 2025 Football Season Kicks Off

By Loren Kopff

Despite the four-minute drive or a mere 18-minute walk west on Artesia Blvd. to Dumont Ave. the Gahr and Valley Christian High football programs have never been in the same league. Yet this has become one of the up and coming, but still quiet, rivalries in the immediate area.

The Gladiators and Defenders will display their new 2025 talent in the HMG-Community News Game of the Week with the aroma of V.C.’s famous tri-tip surrounding the renovated stadium that has a new press box and home bleachers.

Last season, V.C. (7-3 last season) jumped out to a 14-0 first quarter lead before host Gahr scored 17 points in the second quarter and trailed by 11 points at halftime. But V.C.’s defense held the Gladiators to six points in the second half as it posted a 49-23 win in the first game of 2024. The game was vastly different from the 2023 meeting when Gahr edged the Defenders 21-20 thanks to an unsuccessful two-point conversion on the last play of the game.

Gahr (8-6 last season) is coming off the program’s first appearance ever in a CIF-Southern Section divisional championship game and returns senior quarterback Roman Acosta. He’s being asked to be more of a playmaker this season, but the team also has an experienced backfield of seniors Jaidyn Backus and Malachi Williams and sophomore De’Mir Cunningham.

V.C.’s best bet lies with its defense as four starters on the offensive line and its quarterback graduated. But the Defenders have enough firepower with returning senior running backs Tyson McNeese and Lucas Witt and a plethora of wide receivers coming back, led by seniors Oliver Boateng, Seam Bouma and Dylan Teays, to name a few.

Since 2005, Gahr has won five of the nine meetings. The 2005 scheduled game

never happened and V.C. was awarded a forfeit win. That was followed by four straight Gahr wins from 2006-2017 until the Defenders won back to back contests in 2021 and 2022.

Prediction: V.C. 28, Gahr 24

Long Beach Cabrillo High (2-8 last season) @ Artesia High (9-3 last season)

Artesia began last season with five straight wins and figures to get out to another fast start with Cabrillo as its first opponent of 2025. But, for that to happen, a different group will have to take over and be the new leaders. Although he had some varsity experience last season, senior Joey Peck is the new quarterback and will have a backfield that is expected to see juniors Izayah Carranza and Fermin Duran and sophomore Justin Pettus be the guys people should keep their eyes on.

Cabrillo was established as a high school in 1996 and three years later, the teams met for the first time. The Pioneers won that contest 27-0, then fell to the Jaguars the next three seasons. They would not meet until next season and Artesia came out on top, 29-26.

Cabrillo has not won more than two games in any season since finishing 4-6 in 2016 and has not had a winning record since 2011 when that squad went 7-4. Before that, you have to go back to 2004 when Cabrillo was above .500. The two wins Cabrillo earned last season came against Los Angeles Jordan High (49-32) a week after losing to Artesia, and Compton High (21-13) in the second Moore League contest.

Prediction: Artesia 35, Cabrillo 10

Cypress High (2-9 last season) @ Cerritos High (8-3 last season)

The last time Cerritos had three straight winning seasons was from 1999-2001. That could happen by the time we get to late October as the Dons begin the season with a new opponent in Cypress.

Cerritos is still stacked on offense with

senior Justin Sagun returning as the signal caller and one of the top ground gainers. But make no mistake, he will be asked to throw a lot more this season. When he does, look for senior Suvan Pradham and juniors Terrance Grissom and Matthew McCoy to be the top recipients of the passes.

After five straight winning seasons in which Cypress lost in the 2019 Division 7 championship game and the 2022 Division 4 title game, the Centurions stumbled last season to win twice despite advancing to the playoffs. Cypress defeated La Mirada High to begin last season, lost two straight games before easing past Lawndale High 42-14.

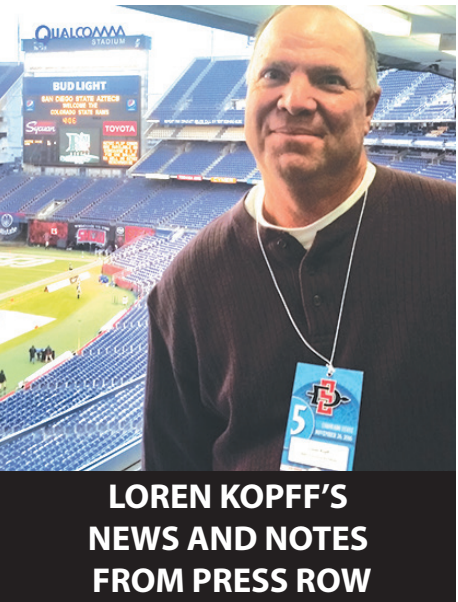
Prediction: Cerritos 31, Cypress 17

John Glenn High (1-8 last season) @ Mountain View High (1-9 last season)

It’s a new era of John Glenn football as Dwon Drummer comes in for his first ever head coaching stint anywhere. This is the first of four straight games against teams that did not win more than three games last season. In fact, the combined 2024 record of Glenn’s first four opponents is 6-34.

Last season, the Eagles had no more than 21 players suited up in any given game and for the first contest of 2025, they will have numbers that exceed 30 with at least 14 seniors. Glenn returns senior Luis Vergara as their quarterback and senior Okoro Lee as their top running back with seniors Josiah Alcala, Jonah Mason and Evan Perez as the top targets of Vergara.

The first step in reestablishing your program is having comparable opponents on your schedule and Mountain View is one of them. This is the third meeting between Glenn and the Vikings, but they have not played each other since 2016 when Mountain View came away with a 35-18 win. The previous season, the Vikings knocked off the Eagles 49-14. Since 2004, Mountain View has had just one winning season, which came in 2023 when it finished 6-4. Three other times, the



LOREN KOPFF’S
NEWS AND NOTES
FROM PRESS ROW

Vikings went 5-5 while the program has encountered a quartet of 3-7 seasons and the same of 2-8 campaigns.

Prediction: Glenn 31, Mtn. View 14

South Gate High (7-7 last season) @ La Mirada (3-7 last season)

For the first time in over two decades, La Mirada will face a team from the CIF-Los Angeles City Section. But don’t think this matchup will be a walk in the park. South Gate advanced to the Division II championship game, thus getting a full complement of game experience. The Matadores feel this is the season to bring the program to its winning ways as they have had 12 winning seasons from 2004-2021.

La Mirada will go young with its quarterbacks, either junior Isaac Cuevas, who attempted 34 yards, or sophomore Ace Faagata, who comes in from Las Vegas-based Desert Pines High. Even though the Matadores lost some key offensive threats to the transfer portal, they have enough talent who can put up some yardage and score some touchdowns.

After going through its third winless season since 2006, South Gate

[See NEWS AND NOTES, page 12]

NEWS AND NOTES from page 11

had a magical run all the way to the championship game. But this program has been inconsistent over the past two decades when it comes to wins and losses. **Prediction: La Mirada 28, So. Gate 21**

Norwalk High (8-3 last season) @ Montebello High (4-6 last season)

Norwalk begins this season the same way it began last season-playing Montebello. The Lancers pasted the Oilers 49-6 for their fourth straight win in the series dating back to 2006. In fact, each of the four games have been blowouts with the 2008 encounter being the closest (65-20). The Lancers are primed to have another great season, especially with senior running back Diego Cerritos coming back, seeking a second straight 1,000-yard campaign. Fellow senior running back Deron Walker figures to be his right-hand partner in getting close to or exceeding 1,000 yards.

Last season was the third straight in which Montebello lost six games. Before that, the Oilers had three straight full seasons of at least seven losses, which came after six straight winning campaigns. Prediction: Norwalk 35, Montebello 7

2022 predictions: 47-19-1
2023 predictions: 53-19
2024 predictions: 49-19

GIRLS VOLLEYBALL

The season officially began on Aug. 9, and half the area teams are north of .500 with a pair still undefeated. Artesia is winless in two matches as it hosted Mayfair High on Aug. 21 while Cerritos has won its first three matches including a 25-12, 25-12, 25-20 win over Katella High this past Tuesday. The Dons will visit California High on Friday before hosting Westminster High on Tuesday and Gahr on Thursday.

Gahr began the week at 2-1 with the loss coming to Sage Hill High this past Tuesday 25-20, 25-10, 25-15. The

Gladiators entertained Whittier High on Aug. 21 and will host Schurr High on Tuesday.

Glenn’s only match thus far was a four-set loss to Calvary Chapel Downey High in four sets last Thursday. The Eagles went to Duarte High on Aug. 21 and will welcome Rancho Alamitos High on Friday, Alhambra High on Tuesday and South El Monte High on Thursday.

La Mirada is off to a 1-3 start having lost to El Rancho High 27-25, 18-25, 23-25, 25-27 this past Monday before sweeping California the next day. The Matadores hosted Diamond Bar High on Aug. 21 and will travel to Whitney High on Tuesday.

Norwalk’s lone match of the season was on Aug. 12 and resulted in a 25-17, 25-14, 25-8 win over Pacifica High. The Lancers went to Schurr on Aug. 21 and will be home to El Rancho on Friday, Whittier on Tuesday and Firebaugh High on Thursday.

The hottest team right now is Valley Christian, which claimed the Silver Division championship of the Tae Kim Lakewood/Molten Classic last Saturday. The Defenders defeated Long Beach Wilson High 25-23, 25-9, 25-12 in the semifinals, then outlasted Notre Dame Academy 25-20, 20-25, 16-25, 25-16, 15-10 in the finals. V.C. hosted St. Joseph High on Aug. 21 and will go to St. Anthony High on Tuesday before hosting California on Thursday.

Whitney’s two matches resulted in losses as the Wildcats went to La Serna High on Aug.21. Following the match with La Mirada, the Wildcats will travel to Whittier on Thursday.

GIRLS FLAG FOOTBALL

Aug. 9 was also the first day of this sport, which is now in its third season, and the seven area schools which field a team have played anywhere from one to five games. Artesia dropped a 19-7 contest to Long Beach Jordan High this past Monday in its season opener and will welcome Rialto High on Wednesday.

After two straight losses, Cerritos (2-2) picked up its first home victory in school history, a 20-2 decision over Culver City High this past Tuesday.


Gahr has won all four of its games, including a 21-6 affair against Western High this past Monday. The Gladiators will visit Pioneer High on Tuesday and Buena Park High on Wednesday.

After a forfeit win over Alhambra on Aug. 13 in its season opener, Glenn lost to Cabrillo 28-22 two days later and will host La Mirada on Tuesday before going to Magnolia High on Thursday. Speaking of La Mirada, the Matadores have been

shutout in their two games and will go to Los Altos High on Monday.

Norwalk is on a four-game winning streak following its opening season loss to Cerritos, including a 13-0 win over Saddleback High this past Monday. The Lancers hosted Alhambra on Aug. 21 and will be home to St. Bernard High and Palos Verdes High on Saturday, Santa Fe High on Tuesday and Port of Los Angeles High on Thursday.

Whitney went to Costa Mesa High on Aug. 21 and will entertain Magnolia on Monday before going to Katella on Wednesday.



COUNTY OF LOS ANGELES DEPARTMENT OF
TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY
TAX-DEFAULT LIST (DELINQUENT LIST)
Made pursuant to Section 3371, Revenue and Taxation Code

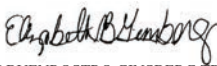
Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tfc.lacounty.gov or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 7, 2025.



ELIZABETH BUENROSTRO GINSBERG TREASURER AND
TAX COLLECTOR COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Assessee/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM
EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:


LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023.

AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ACKERFIELD 2 LLC SITUS 5700 ACKERFIELD AVE LONG BEACH CA 90805-4916 7157-012-023 \$456,124.36
ALHANNA, SUMMER SITUS 7046 SCHROLL ST LAKEWOOD CA 90713-3335 7063-022-009/S2021-010 \$5,382.65
AUGUSTIN, NICHOLAS AND SELL, THERESA SITUS 4303 CARFAX AVE LAKEWOOD CA 90713-2936 7177-019-001/S2021-010 \$5,148.78
BACCAY, JAKE M AND LEAH E TRS JAKE AND LEAH BACCAY TRUST SITUS 11411 216TH ST 19 LAKEWOOD CA 90715-2576 7060-023-064/S2021-010/S2022-010 \$6,415.78
BRACHO, GUILLERMO O SITUS 16825 PASSAGE AVE NO 309 PARAMOUNT CA 90723-5675 7107-003-069/S2020-010/S2021-010 \$531.57
BUSHEY, JOSEPH H AND LOU E TRS BUSHEY TRUST SITUS 8822 BELMONT ST BELLFLOWER CA 90706-5104 7107-012-036 \$2,203.52
BUSTEED, RONALD D AND DEBRA B AND BUSTEED, HARRY C SITUS 9500 ROSE ST BELLFLOWER CA 90706-6531 7161-021-012 \$5,585.69
CACERES, HEYDI S SITUS 19912 CLARETTA AVE CERRITOS CA 90703-7850 7056-006-003/S2021-010/S2022-010 \$13,371.11
CHONG, EDWARD AND PARK, AMY SITUS 21307 NORWALK BLVD NO 62 HAWAIIAN GARDNS CA 90716-1084 7065-002-069/S2021-010 \$1,405.59
COBAN, JEROD SITUS 5918 WHITEWOOD AVE LAKEWOOD CA 90712-1239 7168-029-010/S2021-010/S2022-010 \$9,157.77
COFIELD, ANTIONE AND ALAPAG, CATHRINA SITUS 6107 LAKEWOOD BLVD LAKEWOOD CA 90712-1028 7160-001-036/S2021-010/S2022-010 \$6,947.21
COLCA, JOSEPH SITUS 3438 SANDWOOD ST LAKEWOOD CA 90712-3435 7154-003-002/S2022-010 \$1,457.79
COSTELLO, TRENEL D SITUS 603 MICHELSON ST LAKEWOOD CA 90713-1609 7174-009-013/S2022-010 \$6,171.26
DE SILVA, MADUKA M SITUS 12510 215TH ST LAKEWOOD CA 90715-2329 7066-030-012 \$4,309.10
DELGADO, CAROLYN SITUS 9717 PRICHARD ST BELLFLOWER CA 90706-3032 6277-021-019 \$8,278.97
DIAL, KEVIN J SITUS 5206 DOWNEY AVE LAKEWOOD CA 90712-2216 7155-014-001 \$4,556.68
DIAZ, ENRIQUE AND ELENA SITUS 5921 COLDBROOK AVE LAKEWOOD CA 90713-1023 7165-006-029/S2021-010 \$1,568.07
DIZON, CLINT SITUS 17700 ALORA AVE CERRITOS CA 90703-5529 7034-008-024/S2020-010/S2021-010 \$5,150.37
EL GRAN TORINO CORPORATION SITUS 8828 ALONDRA BLVD BELLFLOWER CA 90706-4302 7107-020-006 \$18,986.31
ELLIS, LARRY G JR SITUS 6153 PEARCE AVE LAKEWOOD CA 90712-1310 7167-010-024/S2019-010 \$3,014.36
ESCALANTE, MARIA C TR ET AL MARIA C ESCALANTE TRUST AND CHAVEZ, ANGEL I SITUS 5746 ROCKET ST LAKEWOOD CA 90713-1040 7165-014-020 \$10,831.35
SITUS 5756 ROCKET ST LAKEWOOD CA 90713-1040 7165-014-022 \$13,414.06
EXCEL PROPERTY MANAGEMENT COMPANY LLC SITUS 3509 E ANDY ST LONG BEACH CA 90805-3907 7160-015-009/S2021-010 \$2,159.03
FARMERS AND MER TRUST COMPANY TR NATALIE EMERY TRUST SITUS 12515 BRENT ST CERRITOS CA 90703-6002 7024-014-019 \$159.60
FLOWERS, SHAWN D AND FLOWERS, DANIEL M SITUS 4744 ALBURY AVE LAKEWOOD CA 90713-2324 7175-002-023/S2021-010/S2022-010 \$7,785.69
FRATOVICH, FERNANDO AND WANDA TRS FRATOVICH FAMILY TRUST SITUS 5121 VERDURA AVE LAKEWOOD CA 90712-2225 7155-014-019 \$15,890.10

GARCIA, KENIA AND GARCIA, MIGUEL A SITUS 9878 ROSECRANS AVE BELLFLOWER CA 90706-2441 6274-009-031/S2021-010/S2022-010 \$5,353.14
GILMORE, EDWARD W SITUS 4562 NIPOMO AVE LAKEWOOD CA 90713-2822 7061-017-001 \$7,595.61
GODOY, BRYAN A AND ZUNIGA, AMANDA J SITUS 5813 OLIVA AVE LAKEWOOD CA 90712-1029 7160-021-010/S2021-010 \$2,260.01
GUASCHINO, JANICE TR GUASCHINO FAMILY TRUST SITUS 3709 E HUNGERFORD ST LONG BEACH CA 90805-3950 7160-012-010 \$5,764.53
HERNAIZ, SOLEDAD S AND ESCOBAR, CARL S SITUS 5739 AUTRY AVE LAKEWOOD CA 90712-2021 7171-016-014/S2022-010 \$6,030.19
HORVATH, LISA TR STATON FAMILY TRUST SITUS 5838 HAYTER AVE LAKEWOOD CA 90712-1045 7160-020-046 \$18,812.63
HUBERT, LAWRENCE SITUS 6202 ARBOR RD LAKEWOOD CA 90713-2626 7177-002-002/S2021-020/S2022-020 \$50,053.15
KELLY, CONSTA SITUS 17408 MAPES AVE CERRITOS CA 90703-5516 7034-005-014 \$3,025.70
KENLIN, KRISTEN E SITUS 9239 IVES ST BELLFLOWER CA 90706-3515 6271-014-016/S2021-010/S2022-010 \$9,833.94
LOPEZ, GEORGE C SITUS 7806 E TOPIA ST LONG BEACH CA 90808-3144 7075-005-011/S2022-010 \$9,007.07
MARTIN, ANTHONY SITUS 5646 CANEHILL AVE LAKEWOOD CA 90713-1248 7166-013-025/S2022-010 \$1,110.07
MARTINI, THOMAS AND DOROTHY C TRS MARTINI FAMILY TRUST SITUS 6018 BELLFLOWER BLVD LAKEWOOD CA 90713-1062 7165-003-010 \$5,066.71
MENDOZA, KARLA V SITUS 15332 LEAHY AVE BELLFLOWER CA 90706-3730 6274-022-007 \$22,659.27
MOGER, WARREN DECD EST OF SITUS 6136 COKE AVE LONG BEACH CA 90805-3926 7160-010-053 \$52,109.10
MONACHELLO, FRANK TR FRANK MONACHELLO TRUST SITUS 18804 PALO VERDE AVE CERRITOS CA 90703-8002 7038-006-028 \$12,536.98
NGUYEN, BAO NGOC TRAN TR 9746 PRICHARD STREET TRUST SITUS 9746 PRICHARD ST BELLFLOWER CA 90706-3033 6277-022-017/S2022-010 \$2,036.42
OJEDA, JOSEPH A AND EMILY B SITUS 4743 RADNOR AVE LAKEWOOD CA 90713-2338 7175-004-006/S2021-010 \$391.38
ORTIZ, RIGOBERTO JR AND MARTINEZ, SANDRA SITUS 4829 ALBURY AVE LAKEWOOD CA 90713-2325 7175-003-001/S2022-010 \$1,814.88
PACIFICA GROUP 49 II SITUS 5145 ASHWORTH ST LAKEWOOD CA 90712-1244 7167-033-008/S2021-010 \$133.23
PATEL PROPERTY LLC SITUS 71107 ROSETON AVE ARTESIA CA 90701-2643 7035-004-083 \$11,947.10
POBLETE, JASON SITUS 21430 ELY AVE LAKEWOOD CA 90715-2339 7066-015-011/S2019-010/S2020-010/S2021-010 \$4,325.73
PREVO, GARY A AND DOREKA S SITUS 12608 211TH ST LAKEWOOD CA 90715-2402 7066-032-054/S2021-010/S2022-010 \$15,110.77
RALLECA, GLENN T SITUS 11951 195TH ST CERRITOS CA 90703-7548 7054-019-029/S2022-010 \$10,027.52
RAMOS, MARIA P AND LUIS SITUS 19312 CHAMBLEE AVE CERRITOS CA 90703-6751 7039-032-002/S2021-010/S2022-010 \$3,915.39
REYNOLDS, SHAUNA M AND NICKELSEN, PHYLLIS SITUS 3633 COUNTRY CLUB DR LAKEWOOD CA 90712-3825 7150-022-004/S2021-010/S2022-010 \$20,057.29
RICHTER, RITA J TR RICHTER FAMILY TRUST SITUS 11536 180TH ST ARTESIA CA 90701-3915 7035-009-037 \$3,992.31
RODRIGUES, ELIZABETH M TR ELIZABETH M RODRIGUES TRUST SITUS 18512 ARLINE AVE ARTESIA CA 90701-5763 7040-016-016/S2018-010 \$71,491.56
RODRIGUEZ, DIANA SITUS 16414 CORNUTA AVE NO 5 BELLFLOWER CA 90706-4891 7109-007-027/S2022-010 \$5,352.32
RODRIGUEZ, RUBEN JR TR RODRIGUEZ TRUST SITUS 18420 ELAINE AVE ARTESIA CA 90701-5734 7040-008-020 \$7,095.69
ROMERO, RAUL JR SITUS 12238 VIARNA ST CERRITOS CA 90703-7728 7056-013-008 \$12,777.30
ROMO RIVASA, RUBEN G AND ROMO, KIMBERLY A SITUS 4503 PALO VERDE AVE LAKEWOOD CA 90713-2634 7177-013-024/S2021-010/S2022-010 \$10,020.02
ROSSMAN, SANDRA C TR SANDRA C ROSSMAN TRUST SITUS 4158 KNOXVILLE AVE LAKEWOOD CA 90713-3222 7062-026-001 \$4,520.54
SAJOR, CARLOS JR AND CHARISMA C SITUS 12053 SMOKIE LN CERRITOS CA 90703-6949 7054-026-041/S2021-010/S2022-010 \$15,527.75
SANCHEZ, FRANKIE J JR SITUS 5128 HERSHOLT AVE LAKEWOOD CA 90712-2731 7172-019-033/S2021-010 \$5,855.16
SANTOS, CARLITO L TR CARLITO L SANTOS TRUST SITUS 18819 FAGAN AVE ARTESIA CA 90701-5803 7040-033-049 \$12,114.72
SAVAGE, BRICE AND TIMOTEO, LEANA SITUS 4934 COLDBROOK AVE LAKEWOOD CA 90713-1824 7173-020-005/S2021-010 \$7,298.97
SAVAGE, NNENA I AND BRIGHT EGWUATU, ANTHONY SITUS 15523 WOODINGTON AVE BELLFLOWER CA 90706-3564 6271-019-036/S2022-010 \$5,808.34
SCHNABLEGGER, GLEN SITUS 10417 HAYFORD ST UNIT L BELLFLOWER CA 90706-4141 6275-008-036 \$1,548.45
SEVILLA, TOMAS A TR TOMAS A SEVILLA TRUST SITUS 18706 BECHARD PL CERRITOS CA 90703-6047 7030-021-023 \$20,991.96
SOOD, GURCHARAN K AND GURPAL S SITUS 17417 HORST AVE ARTESIA CA 90701-4026 7033-012-023/S2021-010/S2022-010 \$3,958.37
SURATI FARSAN MART INC SITUS 11645 ARTESIA BLVD ARTESIA CA 90701-3849 7035-016-067 \$70,155.88
TERRY, TRACY D AND LISA A SITUS 6112 MCKNIGHT DR LAKEWOOD CA 90713-2025 7174-028-009 \$117.34
TINAJERO, JOSHUE AND VANESSA SITUS 10468 FAIRTON ST BELLFLOWER CA 90706-4119 6275-013-018/S2021-010 \$8,111.00
TORRES, ANTONIO ET AL PEREZ, ALICIA SITUS 20400 HARVEST AVE LAKEWOOD CA 90715-1111 7060-003-023 \$5,301.66
ULLOA, SERGIO JR SITUS 10327 AMBER ST BELLFLOWER CA 90706-7218 7163-012-062 \$41,102.85
URIHAN LLC SITUS 5601 SOUTH ST LAKEWOOD CA 90713-1303 7165-014-001 \$86,843.80
VALDERRAMA, ALMA Y AND RAZO, ERIKA SITUS 6316 DENMEAD ST LAKEWOOD CA 90713-2021 7174-037-018/S2021-010 \$3,121.84
VALDIVIA, JOSEFINA AND VALDIVIA, ROGELIO SITUS 21928 DEVLIN AVE HAWAIIAN GARDNS CA 90716-1308 7068-020-028 \$18,671.75
VILLANUEVA, ARTURO O AND VIVINA T SITUS 17741 CORTNER AVE CERRITOS CA 90703-8119 7025-022-001 \$15,243.35
VILLANUEVA, JUAN R SITUS 17214 HORST AVE CERRITOS CA 90703-2734 7033-001-011 \$24,500.69
WARREN, DARRELL D AND LINDA R SITUS 17734 PALO VERDE AVE CERRITOS CA 90703-2667 7034-018-048 \$4,675.41
WONG, PETER SITUS 12850 CUESTA ST CERRITOS CA 90703-1104 7012-015-012 \$52,316.89
YI, TAM Y AND YOUNG IM SITUS 11728 205TH ST # 5 LAKEWOOD CA 90715-3401 7059-019-037/S2021-010/S2022-010 \$37.73
YOUNG, JAMES L AND RUTH A SITUS 5922 LORELEI AVE LAKEWOOD CA 90712-1348 7167-020-009 \$5,526.36
YU, ROBERT B AND JOYCE B TRS YU FAMILY TRUST SITUS 11941 SHASTA CIR CERRITOS CA 90703-2719 7033-006-017 \$5,744.50
102 HAWAIIAN G LLC 7066-017-018 \$1,783.21
CN119773 538 Aug 22,29, 2025



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PUBLIC NOTICE CITY OF PICO RIVERA
NOTICE OF PUBLIC HEARING AND PUBLIC COMMENT PERIOD

FISCAL YEAR (FY) 2024-2025
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City of Pico Rivera City Council to receive public comment on the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for the 2024-2025 Fiscal Year. The CAPER reports the City's progress in meeting proposed actions and projects noted in the City's 2024-2025 Annual Action Plan, as well as its progress in carrying out the City's Consolidated Plan's five-year strategies.

WHEN: Tuesday, September 9, 2025

TIME: 6:00 p.m.

WHERE: City Hall Council Chambers
665 Passons Boulevard Pico Rivera, CA 90660

In accordance with the California Environmental Quality Act (CEQA), to the extent that the actions described in the CAPER constitute a project, there is no possibility that the project will have a significant effect on the environment. Therefore, no further CEQA review is necessary pursuant to Section 15061(b)(3) of the CEQA Guidelines, which provides that a project is exempt when it can be seen with certainty that the activity will not have a significant environmental effect. In addition, because federal Community Development Block Grant (CDBG) funds are being used, the proposed activities have been reviewed under the National Environmental Policy Act (NEPA) and applicable U.S. Department of Housing and Urban Development (HUD) environmental regulations at 24 CFR Part 58. The City has determined that the activities are categorically excluded from NEPA review and do not require an Environmental Assessment or Environmental Impact Statement, as they will not have a significant impact on the human environment.

Availability of Document for Public Comment: The public has fifteen (15) days to comment on the proposed CAPER draft. The comment period is from August 22, 2025, through September 9, 2025.

A copy of the draft CAPER will be available for public review and comment at the City's webpage listed below.

•www.pico-rivera.org/fy-2024-2025/

PERSONS INTERESTED IN THIS MATTER wishing to observe the meeting may do so in the following ways:

- (1) Turn on your TV to Channel 3;
- (2) Visit the City's website at <https://bit.ly/picorivera-ctv3live>;
- (3) Email public comments to juliagonzalez@pico-rivera.org starting August 22, 2025 and prior to 4:00 pm on the day of the meeting.
- (4) Attend the public hearing in person

For more information, call Julia Gonzalez, Deputy Director of Community & Economic Development Department at (562) 801-4447 or via e-mail at juliagonzalez@pico-rivera.org.

If you challenge the consideration or adoption of the proposed applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the City of Pico Rivera City Clerk at, or prior to, the public hearing.

In compliance with the Americans with Disabilities Act of 1990, the City of Pico Rivera is committed to providing reasonable accommodations for a person with a disability. Please contact the City Clerk Office at (562) 801-4389 if special program accommodations are necessary and/or if program information is needed on an alternative format. Special requests must be made in a reasonable amount of time so that accommodations can be arranged.

Published: August 22, 2025
Los Cerritos Community Newspaper

Published at Los Cerritos Community Newspaper 8/22/25

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at location indicated. **10753 Artesia Blvd., Cerritos, CA 90703 on 09/03/2025 at 11:30 a.m.**

Kelton Strickland
Raymond Vasquez
Krista Zink
Fawnia Hsu
SANCHEZ EULOGIO
Sandra Bennett
Alicia Rodriguez
Ed Hampton
Michael DuVall
Patrice Delandro

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

Published at LCCN 8/22/25

NOTICE OF ADOPTED ORDINANCE

NOTICE IS HEREBY GIVEN that the **Cerritos City Council** adopted **Ordinance No. 1050, AN ORDINANCE OF THE CITY OF CERRITOS AMENDING CHAPTER 13.12 OF THE CERRITOS MUNICIPAL CODE TO ADOPT THE CROSS-CONNECTION CONTROL POLICY HANDBOOK AS REQUIRED BY THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD. City Attorney Summary:** California regulations require public agencies who operate public water systems to implement cross-connection control programs to prevent backflow contamination and protect the integrity of drinking water. This adopted ordinance will comply with State regulations by adopting by reference the State of California Cross-Connection Control Policy Handbook (CCCPH) developed by the State Water Resources Control Board. The CCCPH develops a program to identify, assess, and mitigate cross-connection hazards, requires the installation of appropriate backflow prevention assemblies, and ensures regular testing and maintenance of these assemblies in residential, commercial, and industrial properties. Key components of the CCCPH include: mandatory designation of a Program Coordinator and Certified Cross-Connection Control Specialist; use of only State-approved backflow prevention assemblies; hazard-based protection requirements for all service connections; standardized requirements for installation, testing, maintenance, and documentation; enhanced public education, outreach, and incident response protocols; and annual program reporting to the State Water Board.

The full text of this adopted Ordinance can be obtained at the Office of the City Clerk, 18125 Bloomfield Avenue, Cerritos, CA 90703. I, Alicia Alvarez, Assistant City Clerk of the City of Cerritos, California, do hereby certify that the foregoing **Ordinance No. 1050** was introduced for first reading on July 28, 2025. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the Cerritos City Council on August 14, 2025, by the following vote: AYES: Hong, Pulido, Tse, Johnson, Yokoyama; NOES: None. /s/Alicia Alvarez

Published at Los Cerritos Community Newspaper 8/22/25

In accordance with Sec. 106 of the Programmatic Agreement, AT&T plans MONOPINE at 16708 PARKSIDE AVE. CERRITOS, CA 90703. Please direct comments to Gavin L. at 818-391-0449 regarding the site CXL03935.
8/22/25
CNS-3957584#
LOS CERRITOS COMMUNITY NEWS

PUBLIC NOTICE

CITY OF PICO RIVERA
Unclaimed Deposits

This is a public notice that the City of Pico Rivera ("City") is in possession of certain unclaimed monies. A specific list of unclaimed monies and individual names of potential claimants is available on the City's website at <https://www.pico-rivera.org/index.php/unclaimed-property/> and at the Administrative Services Department.

Anyone who has a legal claim to the Unclaimed Property must file a written claim at the address below within 45 days from the first publication date of this notice, or else funds will become City property.

City of Pico Rivera, Administrative Service, Finance Division
6615 Passons Blvd. Pico Rivera CA 90660
www.Pico-Rivera.org

Ph: 562-801-4392 or Email: FinanceDepartment@Pico-Rivera.org

Published at Los Cerritos Community Newspaper 8/15/22 and 8/22/25

CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING & CEQA EXEMPTION
A ZONING CODE AMENDMENT TO AMEND SECTIONS 155.003 (DEFINITIONS), 155.833 (DEFINITIONS), 155.384 (BILLBOARDS) AND 155.519 (INTERSTATE 605 CORRIDOR ELECTRONIC BILLBOARD SIGN PROGRAM) WITHIN TITLE 15 (LAND USE), CHAPTER 155 (ZONING), OF THE SANTA FE SPRINGS MUNICIPAL CODE

NOTICE IS HEREBY GIVEN that the City Council of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

PROJECT: A Zoning Code Amendment (ZCA) to amend Sections 155.003 (Definitions), 155.383 (Definitions), 155.384 (Billboards), and 155.519 (Interstate 605 Corridor Electronic Billboard Sign Program) within Title 15 (Land Use), Chapter 155 (Zoning), of the Santa Fe Springs Municipal Code.

PROJECT LOCATION: Citywide, Santa Fe Springs, CA 90670

APPLICANT: City of Santa Fe Springs

CEQA STATUS: The Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines, Section 15061(b)(3) (Common Sense Exemption).

THE HEARING will be held before the City Council of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Tuesday, September 16, 2025 at 6:00 p.m.**

ALL INTERESTED PERSONS are invited to participate in the Public Hearing and express their opinion on the item listed above. Please note that if you challenge the aforementioned item in court, you may be limited to raising only those issues raised at the Public Hearing, or in written correspondence to the office of the Council at, or prior to the Public Hearing.

PUBLIC COMMENTS may be submitted in writing to the City Clerk at cityclerk@santafesprings.gov. Please submit your written comments by 12:00 p.m. on the day of the City Council meeting. You may also contact the City Clerk's Office at (562) 868-0511.

FURTHER INFORMATION on this item may be obtained from Laurel Reimer, Planning Consultant, via e-mail at laurelreimer@santafesprings.gov or by phone at: (562) 868-0511 ext. 7354.

Published at Los Cerritos Community Newspaper 8/22/25


PUZZLE SOLUTION: AMERICANS

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<div></div> <div>COUNTY OF LOS ANGELES DEPARTMENT OF TREASURER AND TAX COLLECTOR</div> <div>Notice of Divided Publication</div> <div>NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULTED LIST (DELINQUENT LIST) Made pursuant to Section 3371, Revenue and Taxation Code</div> <div><p>Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.</p><p>I, Elizabeth Buenrostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:</p><p>Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.</p><p>The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tfc.lacounty.gov or contact us at (213) 974-2111.</p><p>I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 7, 2025.</p><div></div><div>ELIZABETH BUENROSTRO GINSBERG TREASURER AND TAX COLLECTOR COUNTY OF LOS ANGELES STATE OF CALIFORNIA</div><div><p>Assessee's/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.</p><div>ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION</div><div><p>The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.</p><p>The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:</p><p>LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023.</p><p>AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.</p><p>ACEVES, CELINA SITU8 8314 GOLDEN AVE PARAMOUNT CA 90723-2448 6264-010-010 \$12,293.07</p><p>ADAMS, SANDRA SITU8 9661 IMPERIAL HWY DOWNEY CA 90242-3011 6283-003-001 \$10,975.98</p><p>AHMED, TAMER M AND MISTY D SITU8 8325 6TH ST DOWNEY CA 90241-3420 6253-011-008/S2022-010 \$3,344.20</p><p>ALEXED ENTERPRICES LLC SITU8 14060 ANDERSON ST PARAMOUNT CA 90723-2751 6265-021-057 \$4,351.27</p><p>ALVARADO, RICARDO R SITU8 11809 SAMOLINE AVE DOWNEY CA 90241-4717 6247-013-017/S2022-010 \$4,615.82</p><p>ALVAREZ, LUIS M SITU8 14108 BUSBY DR WHITTIER CA 90604-2705 8031-020-009/S2022-010 \$34,976.26</p><p>AMAYA, ELIZABETH SITU8 10813 ROSETON AVE SANTA FE SPRINGS CA 90670-4343 8017-006-003 \$65,625.44</p><p>ANDRADE, JAVIER AND ANDRADE, LOURDES SITU8 14387 SAN FELICIANO DR LA MIRADA CA 90638-4339 8061-030-028 \$17,974.27</p><p>ANDRONACO, CHRISTINA S TR CHRISTINA ANDRONACO TRUST SITU8 16139 PLACID DR WHITTIER CA 90604-3955 8035-015-018 \$22,038.25</p><p>ANGELOPOULOS, NICK J TR ET AL NICK J ANGELOPOULOS TRUST AND ANGELOPOULOS, KONSTANTINOS N SITU8 13844 IMPERIAL HWY SANTA FE SPRINGS CA 90670-4824 8044-030-002 \$16,867.42</p><p>ANGUIANO, JOSE TR JOSE ANGUION TRUST SITU8 12015 ORR AND DAY RD NORWALK CA 90650-7836 8022-024-018 \$2,422.94</p><p>ARIAS, MARIO G AND GARCIA, MAYRA A SITU8 16043 NORWALK BLVD NORWALK CA 90650-6712 7009-025-025/S2021-020 \$5,723.31</p><p>AROYO, NANCY SITU8 12642 VERDURA AVE DOWNEY CA 90242-3814 6263-009-027 \$10,854.53</p><p>ARREGUIN, CATHY M TR PADILLA SANDOVAL FAMILY TRUST SITU8 12010 CHESTERTON ST NORWALK CA 90650-7266 7011-029-015 \$6,487.61</p><p>ARROYO, ABEL SITU8 7966 DE PALMA ST DOWNEY CA 90241-4705 6247-018-013 \$10,805.17</p><p>ASHLEY, DELFORD R TR ASHLEY FAMILY TRUST SITU8 12001 LOS REYES AVE LA MIRADA CA 90638-1439 8034-014-052 \$6,511.06</p><p>ASSURED INCOME LLC 6251-030-025 \$30,256.44</p><p>ASTURIAS, MARCIA 6265-021-055 \$1,110.56</p><p>AYALA, FRANCISCO AND ROMERO, DENISE SITU8 9124 GARNISH DR DOWNEY CA 90240-3039 6389-011-003/S2022-010 \$10,988.64</p><p>BE, VIET DUC AND CARFRAE, DOROTHY L SITU8 13808 UTICA ST WHITTIER CA 90605-4046 8031-006-082/S2021-010/S2022-010 \$43,065.69</p><p>BELTRAN, ANGIE M AND BELTRAN, EDGAR JR SITU8 11815 LOWEMONT ST NORWALK CA 90650-6517 8080-015-043/S2020-010/S2021-010 \$426.35</p><p>BIGGERS, TAMARA L AND GERALD M II SITU8 13950 ELMBROOK DR LA MIRADA CA 90638-3804 8062-007-018/S2020-010/S2021-010/S2022-010 \$12,394.18</p><p>BONILLA, JORGE A SITU8 8339 6TH ST DOWNEY CA 90241-3420 6253-011-011/S2021-010/S2022-010 \$40,820.89</p><p>BROWN, BONNIE C 8031-028-015 \$680.82</p><p>CACERES, FERNANDO AND CLAUDIA E SITU8 9719 SAMOLINE AVE DOWNEY CA 90240-3248 6360-007-016/S2022-</p></div><div><p>010 \$4,588.23</p><p>CAMPEN, CAROL B TR CAROL B CAMPEN TRUST SITU8 14808 DALWOOD AVE NORWALK CA 90650-5622 8075-022-006 \$30,083.80</p><p>CANNON, RONNIE A II SITU8 15435 ALLINGHAM AVE NORWALK CA 90650-6216 8078-020-055/S2021-010/S2022-010 \$5,722.26</p><p>CARLOCK, J STEPHEN SITU8 13930 EDGEWATER DR UNIT 120 NORWALK CA 90650-3404 8052-017-227 \$8,422.28</p><p>CASTILLO, RANULFO TR RANULFO CASTILLO TRUST SITU8 13612 FLALLON AVE NORWALK CA 90650-3945 8054-006-011 \$3,957.54</p><p>CHAK, CHHOUK P AND SUY, PISEY S SITU8 14406 MARILLA AVE NORWALK CA 90650-5243 8070-025-036/S2021-010 \$34,358.10</p><p>CHAVEZ, BENITO SITU8 8359 CHEYENNE ST DOWNEY CA 90242-4429 6263-034-013/S2020-010/S2021-010 \$4,716.00</p><p>CHAVEZ, DONNA A AND VALENZUELA, ARTURO JR SITU8 12013 MAIDSTONE AVE NORWALK CA 90650-2325 8023-004-018/S2021-010 \$495.36</p><p>CIRIGO, SERGIO M SITU8 7426 DINSDALE ST DOWNEY CA 90240-3604 6359-022-017/S2022-010 \$5,025.35</p><p>CONCHA, STEVEN M AND JENNIFER SITU8 7335 VIA AMORITA DOWNEY CA 90241-2046 6229-003-018/S2021-010 \$7,553.61</p><p>CUELLAR, LESLIE K TR VILLASENOR CUELLAR TRUST SITU8 14805 RAMHURST DR LA MIRADA CA 90638-2140 8041-021-008/S2019-010 \$76.32</p><p>DE LA TORRE, EDUARDO O AND MARIE A SITU8 14335 DUMONT AVE NORWALK CA 90650-4600 8075-001-026 \$19,315.76</p><p>DEL CAMPO, CRYSTALYNN M AND DEL CAMPO, CORINA M SITU8 11821 CRESSON ST NORWALK CA 90650-1708 8015-012-010/S2021-010/S2022-010 \$4,380.40</p><p>DELBA INC SITU8 11229 WOODRUFF AVE DOWNEY CA 90241-5521 6284-004-010 \$33,897.26</p><p>DELGADILLO, CARLOS E AND DELGADILLO, GABRIEL G SITU8 12224 IZETTA AVE DOWNEY CA 90242-3015 6283-006-040/S2021-010/S2022-010 \$11,109.31</p><p>DELGADO, ANGEL E AND MARICELA G SITU8 11620 SALFORD AVE DOWNEY CA 90241-4312 6231-012-012 \$11,172.83</p><p>DIAZ, DAVID G SITU8 13729 REGENTVIEW AVE BELLFLOWER CA 90706-2754 6280-017-027/S2021-010 \$2,400.95</p><p>DIAZ, FRANCISCO AND MUNOZ, ASHLEY SITU8 12643 WOODS AVE NORWALK CA 90650-2822 8048-010-011/S2022-010 \$26.08</p><p>DOORAGHI, ABDOL AMIR CO TR DOORAGHI FAMILY TRUST AND DOURAGHI, A CO TR DOURAGHI TRUST SITU8 7639 PIVOT ST DOWNEY CA 90241-4438 6248-006-008 \$1,228.19</p><p>DURAN CONSTRUCTION LLC SITU8 14815 DOMART AVE NORWALK CA 90650-5303 8076-010-055 \$37,096.57</p><p>DURAN, GLORIA SITU8 11935 MOLETTE ST NORWALK CA 90650-6550 8080-019-030 \$13,644.49</p><p>DURAN, JOSE AND CONSUELO SITU8 12211 LAKEWOOD BLVD DOWNEY CA 90242-2637 6261-017-066 \$29,888.97</p><p>EAGLES LLC SITU8 7016 GRANGER AVE BELL GARDENS CA 90201-3219 6358-006-003 \$57,002.22</p><p>ELLIS, SABRINA AND ELLIS, KATRINA A SITU8 9918 TWEEDY LN NO A DOWNEY CA 90240-3837 6360-011-043/S2022-010 \$33,503.39</p><p>ELOFSON, CARL S TR CARL S ELOFSON TRUST SITU8 12020 HEBE AVE NORWALK CA 90650-2450 8024-008-006 \$4,252.04</p><p>ESCALANTE, GUILLERMINA R SITU8 9602 BORSON ST DOWNEY CA 90242-4927 6283-007-030 \$2,704.82</p><p>ESPINOZA, JESSICA AND OCHOA, MIREYA SITU8 13903 PLACID DR WHITTIER CA 90604-2655 8031-009-029/S2022-010 \$2,752.64</p><p>ESQUEDA, HENRY AND DE LEON, JESSICA SITU8 15259 LAS FLORES AVE LA MIRADA CA 90638-1407 8034-018-067/S2021-010 \$2,049.62</p><p>FELIX, ALEXANDRIA C SITU8 7322 QUILL DR UNIT 138 DOWNEY CA 90242-2043 6233-034-141/S2022-010 \$430.61</p><p>FELIX, ERNESTINA M SITU8 12202 DUNROBIN AVE DOWNEY CA 90242-3004 6283-009-012/S2021-010/S2022-010 \$1,582.05</p><p>FELIX, RUDY AND RESENDIZ, MAYTE SITU8 7725 4TH PL DOWNEY CA 90241-3229 6249-021-004/S2021-010/S2022-010 \$1,994.48</p><p>FIGUEROA, MARIO SITU8 15305 MANZANARES RD LA MIRADA CA 90638-3950 8065-013-001 \$19,682.34</p><p>FLETCHER, RALPH G AND BETTY M SITU8 15607 BECHARD AVE NORWALK CA 90650-7306 8082-032-026 \$4,738.49</p><p>FRESH ANOINTING CHURCH OF GOD IN CHRIST INC 6256-012-010 \$10,210.64</p><p>FUENTES, CINDY C SITU8 14002 CARFAX AVE BELLFLOWER CA 90706-2717 6280-032-007 \$5,105.62</p><p>GALVAN, JAQUELINE SITU8 7354 VIA AMORITA DOWNEY CA 90241-2047 6229-007-021/S2021-010 \$920.21</p><p>GARCIA, ABRAHAM S AND MENDOZA, DULCE M SITU8 13212 WOODRIDGE AVE LA MIRADA CA 90638-1757 8044-012-018/S2020-010/S2021-010 \$2,918.81</p><p>GARCIA, AMANDA E SITU8 12102 HIGHDALE ST NORWALK CA 90650-6630 8080-007-005/S2022-010 \$4,648.04</p><p>GARCIA, JONATHAN A SITU8 9116 MANZANAR AVE DOWNEY CA 90240-2806 6364-021-012 \$9,479.76</p><p>GARCIA, MIGUEL A AND ANA R SITU8 11632 SPRY ST NORWALK CA 90650-2338 8023-021-003/S2021-010 \$800.33</p><p>GARCIA, ROBERT D TR GARCIA FAMILY TRUST SITU8 12420 ARLEE AVE NORWALK CA 90650-2403 8024-022-029 \$24,253.24</p><p>GBCASAS INVESTMENTS AND MANAGEMENT INC 8031-007-019 \$22,728.41</p><p>GEISSLER, MARK SITU8 12203 SANTA GERTRUDES AVE LA MIRADA CA 90638-1550 8034-029-021 \$551.62</p><p>GISH, ROSE O DEC'D ESTATE OF SITU8 6546 FRY ST BELL GARDENS CA 90201-4802 6358-034-009 \$2,225.55</p><p>GOMEZ, MAURICE J SITU8 14638 FAIRFORD AVE NORWALK CA 90650-5629 8075-019-025/S2021-010 \$423.55</p><p>GOOCH, GREGORY MAND CANDACE M SITU8 13115 OCASO AVE LA MIRADA CA 90638-2426 8038-013-043/S2019-010 \$2,545.31</p><p>GUARDADO, JESUS A AND PAOLA C AND RUIZ, CESAR Y AND MARIA A SITU8 10814 LITTLE LAKE RD DOWNEY CA 90241-3104 8020-017-003/S2021-010/S2022-010 \$7,376.81</p><p>GUERRERO, IRMA A TR IRMA A GUERRERO TRUST SITU8 13350 BIXLER AVE DOWNEY CA 90242-5110 6266-012-025 \$348.69</p><p>GUEVARA, HUMBERTO P SITU8 13626 BONA VISTA LN LA MIRADA CA 90638-3507 8059-022-007 \$14,104.89</p><p>GUTIERREZ, LETICIA R SITU8 10023 SUSAN AVE DOWNEY CA 90240-3670 6359-029-030/S2021-010/S2022-010 \$12,010.47</p><p>GUTIERREZ, LORENA G AND OMAR V AND SOSA, ANA C SITU8 7514 QUINN ST DOWNEY CA 90241-2147 6249-012-029/S2022-010 \$869.53</p><p>GUZMAN, GABRIEL ET AL GUZMAN CAMPOS, FELIPE SITU8 10616 HAYFORD ST NORWALK CA 90650-5334 8076-021-002/S2022-010 \$3,862.99</p><p>HANNER, DORIS L TR DORIS L HANNER TRUST AND HANNER, DAN T SITU8 11532 RICHEON AVE DOWNEY CA 90241-4442 6248-010-007 \$3,611.89</p><p>HARAJLI, MOHAMAD AND SAAB, SILVIA SITU8 9023 SMALLWOOD AVE DOWNEY CA 90240-2633 6365-018-015/S2022-010 \$8,888.17</p><p>HARRISON, GARY AND CAROLYN TRS HARRISON FAMILY TRUST SITU8 8713 ELMONT AVE DOWNEY CA 90240-2222 6367-018-026 \$876.33</p><p>HERNANDEZ, ALEX SITU8 11866 161ST ST NORWALK CA 90650-7157 7009-006-013/S2020-010/S2021-010 \$6,398.49</p><p>HERNANDEZ, CARLOS AND SILVIA SITU8 12016 PARROT AVE DOWNEY CA 90242-2432 6259-003-033 \$17,669.04</p></div><div><p>HERNANDEZ, LEON E AND MORALES, MARIBEL SITU8 10348 BROOKSHIRE AVE DOWNEY CA 90241-2607 6252-007-011/S2021-010 \$21,418.04</p><p>HERNANDEZ, MICHAEL E AND BARRAGAN, FERMIN SITU8 12127 163RD ST NORWALK CA 90650-7240 7009-023-025/S2020-010/S2021-010 \$6,733.58</p><p>HERNANDEZ, OCTAVIO SITU8 12123 ORACLE ST NORWALK CA 90650-1858 8015-029-005/S2021-020 \$10,278.72</p><p>HERRERA, MANUEL SITU8 14349 CLARESSA AVE NORWALK CA 90650-5208 8070-020-021 \$8,435.19</p><p>HOLLINGSWORTH, GENE C AND DONA L SITU8 10640 SHORELINE DR UNIT 81 NORWALK CA 90650-3409 8052-017-184 \$7,622.27</p><p>IBARRA, ESPERANZA AND MARTINEZ, JACQUELINE SITU8 13630 WIEMER AVE PARAMOUNT CA 90723-2320 6265-006-007/S2021-010 \$1,342.78</p><p>INGLE, NANCY TR NANCY INGLE TRUST SITU8 8602 ELBURG ST UNIT C PARAMOUNT CA 90723-8632 6266-031-150/S2022-010 \$4,701.45</p><p>ISAS, OMAR T AND FERNANDEZ, TAWNYA K SITU8 13020 OCASO AVE LA MIRADA CA 90638-2423 8038-035-035/S2021-010 \$8,953.80</p><p>ISLAMIC CENTER OF MID CITIES SITU8 12440 BENEDICT AVE DOWNEY CA 90242-3112 6283-016-061 \$6,813.06</p><p>SITU8 12436 BENEDICT AVE DOWNEY CA 90242-3112 6283-016-062 \$6,719.58</p><p>JANSSEN, JEFFREY C SITU8 16061 AMBER VALLEY DR WHITTIER CA 90604-3707 8035-002-028 \$10,546.41</p><p>JUSTINIANO, ALEXANDER E CO TR A E AND J JUSTINIANO TRUST AND ILAGAN, AMMON SITU8 10264 VAN RUITEN ST BELLFLOWER CA 90706-2608 6280-030-007 \$2,305.84</p><p>KIM, KYUNG J AND JAKE J SITU8 13323 CLEARWATER DR LA MIRADA CA 90638-3456 8037-044-074/S2021-010 \$573.85</p><p>KOOLMAN, LARRY D AND BARBARA J SITU8 11600 PARAMOUNT BLVD DOWNEY CA 90241-4561 6255-015-005 \$56,512.70</p><p>KOUSSA, FIKRY AND NAHED SITU8 10450 MANZANAR AVE DOWNEY CA 90241-2623 6252-016-029/S2020-010 \$1,616.92</p><p>LACHANCE, BYRON ET AL LENDERS MARKETING GROUP INC 6252-020-022 \$868.01</p><p>LAYERDE, NATALIE AND LAYERDE, CAROLINE SITU8 12148 CORNUTA AVE DOWNEY CA 90242-3103 6283-012-009/S2020-010 \$71.88</p><p>LE, DIANE T TR DIANE T LE TRUST SITU8 13602 IBBETSON AVE BELLFLOWER CA 90706-2518 6281-014-029 \$12,789.61</p><p>LECO LLC SITU8 10928 COLLEGE AVE DOWNEY CA 90241-3612 6251-038-010 \$15,249.15</p><p>SITU8 8033 3RD ST DOWNEY CA 90241-3601 6251-038-011 \$33,330.86</p><p>SITU8 8029 3RD ST DOWNEY CA 90241-3601 6251-038-012 \$19,674.51</p><p>LEON, JESUS A SITU8 12420 SIBLEY ST NORWALK CA 90650-6037 8072-028-001 \$467.45</p><p>LEYVA, JUAN A AND JOSEFINA TRS APRIL TRUST SITU8 15603 LONGWORTH AVE NORWALK CA 90650-6273 8078-035-021/S2020-010/S2021-010 \$100.77</p><p>LIFE MEDICAL REAL ESTATE HOLDING COMPANY LLC SITU8 8045 IMPERIAL HWY DOWNEY CA 90242-3713 6259-019-031/S2021-010 \$26,359.38</p><p>LIZARRAGA, DALILA AND LIZARRAGA, JASMIN SITU8 14133 BAYSIDE DR NORWALK CA 90650-3403 8052-017-117/S2021-010 \$2,393.18</p><p>LLAMAS, VENUSTIANO D SITU8 14526 SHOEMAKER AVE NORWALK CA 90650-5162 8070-002-013/S2021-010 \$10,069.00</p><p>LOPEZ, FELISARDO AND MARIA E SITU8 6847 FOSTER BRIDGE BLVD BELL GARDENS CA 90201-2035 6357-037-016 \$8,706.96</p><p>LOPEZ, RAMON U AND CAGUICLA, ELVIRA C AND APODACA, ASHLEY S SITU8 13840 LEFFINGWELL RD NO C WHITTIER CA 90604-2694 8031-008-091 \$2,310.59</p><p>MABBOTT, SALLY J TR MABBOTT FAMILY TRUST SITU8 14410 LEFFINGWELL RD WHITTIER CA 90604-2965 8031-027-003 \$15,991.94</p><p>MAGALLON, LISA L AND MAGALLON, BERTHA SITU8 10909 BELCHER ST NORWALK CA 90650-2536 8050-015-006/S2021-010/S2022-010 \$1,126.24</p><p>MAHAFFAY, ALBERT W AND ROSE M AND MAHAFFAY, JOHN C SITU8 12235 LOMA DR WHITTIER CA 90604-2648 8031-010-018 \$3,058.33</p><p>MALLOY, MATHEW J AND CHRISTI L SITU8 15416 THORNLAKE AVE NORWALK CA 90650-6654 8082-018-010 \$978.04</p><p>MARTINEZ, GERARDO SITU8 10316 BROOKSHIRE AVE DOWNEY CA 90241-2607 6252-008-017/S2021-010 \$3,877.49</p><p>MARTINEZ, JOVANNY C SITU8 9263 OTTO ST DOWNEY CA 90240-3591 6390-017-027/S2021-010/S2022-010 \$30,102.36</p><p>MARTINEZ, JUAN J SITU8 9460 GALLATIN RD DOWNEY CA 90240-3037 6391-004-005 \$23,773.18</p><p>MARTINEZ, VICTOR A AND ANDREA A SITU8 11946 GROVELAND AVE WHITTIER CA 90604-3758 8035-011-026/S2021-010 \$55.30</p><p>MAS CHINGON DOWNEY PROPERTY LLC SITU8 8218 FIRESTONE BLVD DOWNEY CA 90241-4810 6255-003-015 \$135,920.02</p><p>MATOS, JUAN AND GUADALUPE SITU8 11603 ADCO AVE DOWNEY CA 90241-4302 6231-013-019 \$14,615.64</p><p>MEADOWS, MICHAEL L SITU8 6308 NYE ST CITY OF COMMERCE CA 90040-3719 6357-009-008 \$8,780.27</p><p>MEDRANO, RICHARDO O AND AURORA S SITU8 8739 STEWART AND GRAY RD DOWNEY CA 90241-5240 6255-024-075 \$405.79</p><p>MELGAR, ARTURO H AND AVINA, MARTIN SITU8 8703 BYERS ST DOWNEY CA 90242-2606 6258-013-027/S2022-010 \$4,192.53</p><p>MENDOZA, ALFRED AND REBECCA TRS MENDOZA TRUST SITU8 13602 BEHRENS AVE NORWALK CA 90650-3579 8052-011-051 \$6,823.88</p><p>MENDOZA, JENNIFER SITU8 11618 IDAHO AVE SOUTH GATE CA 90280-7711 6234-016-011 \$1,664.67</p><p>MENDOZA, NELSON M AND ANA M SITU8 9070 HALL RD DOWNEY CA 90241-5305 6284-014-018 \$8,218.71</p><p>MIER, ARCADIA G AND CANALES, SERGIO M SITU8 11458 GETTYSBURG DR NORWALK CA 90650-2350 8023-008-005/S2021-010 \$1,360.66</p><p>MM7 LLC SITU8 6934 EMIL AVE BELL GARDENS CA 90201-3214 6358-018-018/S2020-010 \$4,012.46</p><p>MOLINA, EVELYN L AND CHAVEZ, HECTOR SITU8 10543 DOWNEY AVE APT F DOWNEY CA 90241-2532 6252-025-025/S2022-010 \$1,495.48</p><p>MONTELLANO, JUAN S AND MARIA SITU8 14525 CARMENITA RD NORWALK CA 90650-5226 8070-025-020/S2020-010/S2021-010 \$1,742.88</p><p>MORAN, JOSE F TR JOSE F MORAN TRUST SITU8 8505 7TH ST DOWNEY CA 90241-2710 6253-017-039 \$28,642.48</p><p>MORGAN, JIMORE SITU8 11529 ELMHURST DR NORWALK CA 90650-6910 7014-016-015/S2021-010/S2022-010 \$3,503.96</p><p>MUNIZ, ANITA E ET AL CASTANEDA, NOEMY H SITU8 8704 BOYNE ST DOWNEY CA 90242-2628 6258-015-034/S2020-010/S2021-010 \$3,951.75</p><p>MYERS, ROBERT TR ROBER MYERS TRUST SITU8 8333 FLORENCE ST PARAMOUNT CA 90723-2342 6264-011-029 \$5,106.51</p><p>NARANJO, LUIS A AND LILIANA S SITU8 6656 GRANGER AVE BELL GARDENS CA 90201-1819 6358-010-009/S2021-010 \$4,489.40</p><p>NEVAREZ, RAFAEL ET AL NEVAREZ, ADRIAN SITU8 11824 MORNING AVE DOWNEY CA 90241-4710 6247-014-001 \$17,054.39</p><p>NEWTON, THOMAS C JR TR THOMAS C NEWTON JR TRUST</p></div><div><p>SITU8 12702 WHITEWOOD AVE DOWNEY CA 90242-4739 6256-011-007 \$5,014.28</p><p>NIKAEN, MASSOOD AND VANESSA SITU8 8241 ROSECRANS AVE PARAMOUNT CA 90723-2733 6265-027-047 \$8,050.96</p><p>NONGKOM, SUMRITTI TR SUMRITTI NONGKOM TRUST SITU8 8608 RANCHO CERONA DR PARAMOUNT CA 90723-4551 6268-041-020 \$10,750.72</p><p>NORRIS, MURIEL J SITU8 15602 DUMONT AVE NORWALK CA 90650-5411 8078-006-005 \$3,340.23</p><p>ORELLANA, MELVIN AND LOPEZ, ORLANDY L SITU8 11515 SENWOOD ST NORWALK CA 90650-3860 8054-002-013/S2021-010 \$5,524.03</p><p>ORTEGA, MARTIN TR MARTIN ORTEGA TRUST SITU8 11727 MAPLEDALE ST NORWALK CA 90650-4860 8074-021-023 \$7,891.24</p><p>PACIFIC SOUTHWEST DIST OF THE WESLEYAN CHURCH 8018-003-024 \$347.04</p><p>PARTIDA, GABRIEL AND CATALINA SITU8 9210 PARAMOUNT BLVD DOWNEY CA 90240-2728 6361-001-003 \$4,472.79</p><p>PELLEGRINO, MARY R CO TR W PELLEGRINO DEC'D TRUST SITU8 13822 FAUST AVE BELLFLOWER CA 90706-2622 6280-028-043 \$9,965.34</p><p>PENA, CESAR SITU8 12024 PATTON RD DOWNEY CA 90242-2537 6258-012-024 \$40,052.12</p><p>PEREZ, GABRIELA AND EDUARDO AND PEREZ, ARMANDO R SITU8 13715 BIOLA AVE LA MIRADA CA 90638-3047 8061-001-001/S2022-010 \$9,068.89</p><p>PEREZ, MANUEL AND BOLANOS, ERICA SITU8 8269 BLANDWOOD RD DOWNEY CA 90240-2217 6367-020-002/S2021-010 \$9,052.11</p><p>PESTANA, ANTONIO ET AL HERNANDEZ, MOISE P SITU8 7350 DINSDALE ST DOWNEY CA 90240-3602 6359-028-012/S2022-010 \$10,265.88</p><p>PIMENTEL, MARIA E TR MARIA ELENA PIMENTEL TRUST SITU8 10262 CLANCEY AVE DOWNEY CA 90241-2731 6285-005-012 \$3,442.98</p><p>PONCE, MARCO SITU8 7703 LUXOR ST DOWNEY CA 90241-4619 6248-023-008/S2022-010 \$2,813.25</p><p>POULSEN, DANA C 6265-028-045 \$867.07</p><p>PRASAD, SHUBHENDU AND SHWETAMBARI SITU8 16210 INDIAN CREEK RD CERRITOS CA 90703-2036 7010-008-021 \$37,825.68</p><p>RABINA, WILFRED A AND NOEMI S SITU8 8550 PRICHARD ST DOWNEY CA 90242-5144 6266-030-030 \$3,437.83</p><p>RAMOS, JACOB M SITU8 12265 CALADRE AVE DOWNEY CA 90242-3553 6259-020-040/S2021-010 \$3,759.97</p><p>RAYAS, MARIA C TR MARIA C RAYAS TRUST SITU8 9214 BELCHER ST DOWNEY CA 90242-4604 6262-020-033 \$9,795.14</p><p>REALTY SPECIALTIES INC SITU8 14324 DEVLIN AVE NORWALK CA 90650-4919 8073-005-007 \$16,557.51</p><p>REED, DINAH D SITU8 13942 LEIBACHER AVE NORWALK CA 90650-3531 8052-007-031 \$7,326.36</p><p>RENAN, ALFONSO V JR SITU8 7818 BORSON ST DOWNEY CA 90242-4130 6245-021-031</p></div></div></div>
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COUNTY OF LOS ANGELES DEPARTMENT OF
TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY
TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371, Revenue and Taxation Code


Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax-Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

I, Elizabeth Buenostro Ginsberg, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2023, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2022-23 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2022-23 taxes remain defaulted after June 30, 2026, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. All other property that has defaulted taxes after June 30, 2028, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2029. The list contains the name of the assessee and the total tax, which was due on June 30, 2023, for tax year 2022-23, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at ttc.lacounty.gov or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 7, 2025.



ELIZABETH BUENOSTRO GINSBERG TREASURER AND
TAX COLLECTOR COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

Assessees/taxpayers, who have disposed of real property after January 1, 2022, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM
EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2023, for the taxes, assessments, and other charges for the Tax Year 2022-23:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2023 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2022-2023.

AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

ALANIS, FREDERICK J AND ESPINOSA, FRANK SITUS 305 E OAKMONT DR MONTEBELLO CA 90640-2706 5278-016-002 \$23,342.78

ALVARADO, PATRICIA TR MPA GLOBAL HOLDINGS TRUST SITUS 1111 S MONTEBELLO BLVD MONTEBELLO CA 90640-6117 6352-003-037/S2021-020 \$5,898.85

BENITEZ, BUENOSTRO, FRANCISCO J SITUS 712 W OAKWOOD ST MONTEBELLO CA 90640-6460 6354-002-039 \$16,734.87

CANO, GREGORY Y AND BARBARA R SITUS 845 HAY ST MONTEBELLO CA 90640-2323 5268-008-011 \$15,794.14

CHAVEZ, LUIS D SITUS 1433 S BLUFF RD MONTEBELLO CA 90640-6410 6354-011-006 \$47,640.05

CHUPINA, HALYA P ET AL MCNULTY, LIGIA E SITUS 113 N 4TH ST MONTEBELLO CA 90640-5345 6346-024-006 \$30,997.56

DELLAVENTURA, LINDA TR L DELLA VENTURA TRUST SITUS 620 S 4TH ST MONTEBELLO CA 90640-5754 6349-025-023 \$3,260.85

DLUCKY INC SITUS 825 PALM PL MONTEBELLO CA 90640-4719 6345-019-009/S2021-010 \$13,577.43

DOMINGUEZ, LEONARD V SITUS 530 S 6TH ST MONTEBELLO CA 90640-5747 6349-022-036 \$33,351.53

ECHEVARRIA, CINDY AND EDWARD SITUS 336 N 18TH ST MONTEBELLO CA 90640-3908 6344-008-020 \$5,983.44

GARCIA, HECTOR G AND MOJICA, MONICA SITUS 5815 VIA SAN DELARRO ST LOS ANGELES CA 90022-2321 5249-007-011/S2020-020/S2021-010 \$1,867.84

GARCIA, MANUELA DECD EST OF SITUS 1409 S SPRUCE ST MONTEBELLO CA 90640-6431 6354-017-024/S2020-010 \$66,711.05

GONCHARENKO, LARRY SITUS 745 CARMELITA PL MONTEBELLO CA 90640-5506 6353-009-038 \$16,880.24

GUERRA, ANTHONY C TR ANTHONY C GUERRA TRUST SITUS 748 HENDRICKS ST MONTEBELLO CA 90640-1551 5267-016-029 \$4,264.73

GUZMAN, GILBERT AND MARIA C TRS G AND M C GUZMAN TRUST AND GUZMAN, JULIAN SITUS 800 KEENAN ST MONTEBELLO CA 90640-1512 5249-011-030 \$11,119.46

HAYAKAWA, SHIGERU K CO TR S AND W HAYAKAWA TRUST AND LEVY, R CO TR R AND B LEVY TRUST SITUS 820 N 4TH ST MONTEBELLO CA 90640-3510 5269-007-035 \$4,355.41

JEW, DONALD Y TR JEW TRUST SITUS 524 N POPLAR AVE MONTEBELLO CA 90640-3655 5278-027-026 \$74,523.20

LOPEZ, JOSE A AND ALEJANDRA B SITUS 717 S 6TH ST MONTEBELLO CA 90640-5936 6352-012-017/S2021-020 \$4,425.16

LUNA, PEDRO V SITUS 536 MORRIS PL MONTEBELLO CA 90640-2338 5268-013-014 529,832.24

MIRANDA, LUIS J CO TR LUIS AND GLORIA MIRANDA TRUST SITUS 209 N NELSON PL MONTEBELLO CA 90640-4609 6345-013-015 \$3,558.34

NENE, ARMANDO SITUS 740 FRANKEL AVE APT A 5 MONTEBELLO CA 90640-6177 6352-008-036/S2021-010/S2022-010 \$5,555.94

PHAN, HONG K AND HUU T SITUS 1301 S GREENWOOD AVE APT 0024 MONTEBELLO CA 90640-6704 6354-023-051 \$8,170.98

POPOFF, SHARON CO TR FRANCES HAPROV DECD TRUST SITUS 2229 W VIA CAMILLE MONTEBELLO CA 90640-2347 5268-012-038/S2020-010 \$30,567.25

ROMERO, RENE AND DELIA TRS ROMERO FAMILY TRUST SITUS 417 N MONTEBELLO BLVD MONTEBELLO CA 90640-4244 6345-005-007 \$2,656.05

SOLIS, JOVANNI F AND MARTINEZ, MARIO E SITUS 205 S SPRUCE ST MONTEBELLO CA 90640-5136 6350-009-023/S2022-010 \$9,112.59

TOROSIAN, VARDUI TR VARDUI TOROSIAN TRUST AND PILOIAN, GEORGE K AND LIANA SITUS 340 N 6TH ST MONTEBELLO CA 90640-4206 6346-009-002 \$5,736.23

CN119782 616 Aug 22,2025

NOTICE TO CREDITORS OF BULK SALE
(UCC Sec. 6105)
Escrow No. 25-17216-TN
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) to the Seller(s) are: LUMINOUS NAIL & BEAUTY BAR LLC, 15728 WOODRUFF AVE, BELLFLOWER, CA 90706
Doing Business as: LUMINOUS NAIL & BEAUTY BAR
All other business name(s) and address(es) used by the Seller(s) within three years, as stated by the Seller(s), is/are: NONE
The name(s) and address of the Buyer(s) is/are: ELIZABETH MILLSAP AND TREVON TERRY, 2112 HILLCREST DR., LOS ANGELES, CA 90016
The assets to be sold are described in general as: ALL FURNITURES, FIXTURES AND EQUIPMENT, TRADENAME, GOODWILL, INVENTORY, LEASE, AND LEASEHOLD IMPROVEMENTS and are located at: 15728 WOODRUFF AVE, BELLFLOWER, CA 90706
The bulk sale is intended to be consummated at the office of: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the anticipated sale date is SEPTEMBER 11, 2025
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
[If the sale is subject to Sec. 6106.2, the following information must be provided] The name and address of the person with whom claims may be filed is: LUCKY TEAM ESCROW, INC., 12966 EUCLID ST, #110, GARDEN GROVE, CA 92840 and the last date for filing claims shall be SEPTEMBER 10, 2025, which is the business day before the sale date specified above.
Dated: 8/15/2025
BUYER: ELIZABETH MILLSAP AND TREVON TERRY
ORD-4121453 LOS CERRITOS COMMUNITY NEWS 8/22/25

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 010969-SH
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
(2) The name and business addresses of the seller are: RUSTEEN, LLC AND RASTAAR, LLC, 6810 E. SLAUSON AVE., COMMERCE, CA 90040
(3) The location in California of the chief executive office of the Seller is: SAME
(4) The names and business address of the Buyer(s) are: 7-ELEVEN, INC., 3200 HACKBERRY ROAD, IRVING, TX 75063
(5) The location and general description of the assets to be sold are: LEASEHOLD INTEREST AND IMPROVEMENTS, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, AND FRANCHISE AGREEMENTS of that certain business located at: 6810 E. SLAUSON AVE., COMMERCE, CA 90040
(6) The business name used by the seller(s) at said location is: 7-ELEVEN STORE 39525B AND 76-BRANDED GAS STATION
(7) The anticipated date of the bulk sale is SEPTEMBER 10, 2025 at the office of: SUPREME ESCROW, INC., 3701 WILSHIRE BLVD., #535 LOS ANGELES, CA 90010, Escrow No. 010969-SH, Escrow Officer: STEVEN HONG
(8) Claims may be filed with Same as "7" above
(9) The last date for filing claims is: SEPTEMBER 9, 2025.
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
DATED: JULY 31, 2025
TRANSFEREES: 7-ELEVEN, INC., A TEXAS CORPORATION
ORD-4110938 COMMERCE COMMUNITY NEWS 8/22/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
PAULETTE REVA WATSTEIN CASWELL AKA PAULETTE REVA WATSTEIN AKA PAULETTE REVA CASWELL
CASE NO. 25STPB08359

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PAULETTE REVA WATSTEIN CASWELL AKA PAULETTE REVA WATSTEIN AKA PAULETTE REVA CASWELL. A PETITION FOR PROBATE has been filed by DANIEL BARRETT in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DANIEL BARRETT 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: 08/27/25 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
PETA-GAY GORDON, ESQ. - SBN 238995
CHRISTINA GABAR, ESQ. - SBN 299952
OLDMAN, SALLUS & GOLD, LLP
16133 VENTURA BLVD., PENTHOUSE
ENCINO CA 91436
Telephone (818) 986-8080
8/8, 8/15, 8/22/25
CNS-3952272#
LOS CERRITOS COMMUNITY NEWS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at location indicated: 17701 Ibbetson Ave. Bellflower, Ca. 90706 on September 03, 2025, at 12:30 p.m.

Sonya Chung

The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

Published at LCCN 8/22/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF CLEODIS HOWELL
Case No. 25STPB08719

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-ested in the will or estate, or both, of CLEODIS HOWELL.

A PETITION FOR PROBATE has been filed by Randall J. Beckman, CLPF in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Randall J. Beckman, CLPF be appointed as personal representative to administer the estate of the dece-dent.

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 Sept. 3, 2025 at 8:30 AM in Dept. No. 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:
CARLA D ALLEN ESQ
SBN 195623
THE LAW OFFICE OF
CARLA D ALLEN
4418 S MULLEN AVE
LOS ANGELES CA 90043
CN119319 HOWELL Aug 8,15,22, 2025

NOTICE OF PETITION TO ADMINISTER ESTATE OF
Pamala Jane Eaton
CASE NO. 25STPB08285

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-ested in the will or estate, or both, of: Pamala Jane Eaton

A PETITION FOR PROBATE has been filed by Dar-rell Eaton in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Darrell Eaton 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 Es-tates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking cer-tain very important actions, however, the personal representative will be required to give notice to inter-ested 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 08/25/2025 at 8:30 AM in Dept. 62 located at 111 N. HILL ST. LOS ANGELES CA 90012

STANLEY MOSK COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objec-tions 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 ap-pointed 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 sec-tion 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 (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:
Peter A. Rasla [SBN: 222960]
19200 Von Karman Ave., Suite 400
Irvine, CA 92612
Telephone: (949) 387-9443
8/8, 8/15, 8/22/25
CNS-3953616#
LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
MYUNG H. LEE
CASE NO. 25STPB08501

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MYUNG H. LEE.

A PETITION FOR PROBATE has been filed by BENJAMIN S. LEE in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that BENJAMIN S. LEE 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 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: 08/27/25 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
TODD M. LITMAN, ESQ. - SBN 123597
LITMAN AND ASSOCIATES
1422 EDINGER AVENUE, SUITE 100
TUSTIN CA 92780
Telephone (714) 545-4640
BSC 227223
8/8, 8/15, 8/22/25
CNS-3953389#
LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ES-TATE OF
Pamala Jane Eaton
CASE NO. 25STPB08285

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be inter-ested in the will or estate, or both, of: Pamala Jane Eaton

A PETITION FOR PROBATE has been filed by Dar-rell Eaton in the Superior Court of California, County of Los Angeles.

THE PETITION FOR PROBATE requests that Darrell Eaton 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 Es-tates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking cer-tain very important actions, however, the personal representative will be required to give notice to inter-ested 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 08/25/2025 at 8:30 AM in Dept. 62 located at 111 N. HILL ST. LOS ANGELES CA 90012

STANLEY MOSK COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objec-tions 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 ap-pointed 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 sec-tion 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 (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:
Peter A. Rasla [SBN: 222960]
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8/8, 8/15, 8/22/25
CNS-3953616#
LOS CERRITOS COMMUNITY NEWS

NOTICE OF PETITION TO ADMINISTER ESTATE OF:
CARMELLA MAY PEREZ AKA CARMELLA M. PEREZ
CASE NO. 25STPB08691

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of CARMELLA MAY PEREZ AKA CARMELLA M. PEREZ. A PETITION FOR PROBATE has been filed by REGINA SARINANA in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that REGINA SARINANA 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: 09/15/25 at 8:30AM in Dept. 99 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 KAYLEE K. SAUVEY, ESQ. - SBN 324659 AMY STUBBLEFIELD, ESQ. - SBN 356584 SAUVEY LAW GROUP, APC 8951 RESEARCH DRIVE, FIRST FLOOR IRVINE CA 92618 Telephone (949) 418-9923 BSC 227243 8/8, 8/15, 8/22/25 CNS-3954460# LA MIRADA LAMPLIGHTER

LA MIRADA from page 11

Mealy. Slated at one outside position is senior Joseph Alvarado while at the other outside spot will be freshman Kaiden Wardlow. He was expected to go to one of the Trinity League schools, but when your uncle is the head coach at La Mirada, how could you say no? Junior Matthew Solorio returns as a tight end while junior Jaylem Scott, a transfer from Lynwood High and sophomore Ghage Serna, another Las Vegas transfer, will see some time as a wide receiver.

“He’s going to be a big time football player,” said Mealy of his nephew. “He’s got a scholarship offer from Sacramento State. Obviously, I know that means absolutely nothing right now. But he’s stepped in and earned the starting spot; he’s earned the respect of the rest of the team.”

The offensive line will consist of junior left tackle Matthew Alvarado, senior left guard Genesis Afu and sophomore center Soale Sitani while three players are vying for the two spots on the right side-juniors DeAngelo Garcia and Lorenzo Valenzuela, who is coming off a knee injury and played guard last season, and sophomore Aiden Land.

“The way they’ve gelled together; the way they’ve worked together, we are in a better position right now than we were this time last year, or even the year before,” said Mealy of his offense. “These kids understand the playbook for the most part, they understand where we want them to get to, how we want them to get there, and the way we want to go about going it when we get there. I’m not concerned about the new faces. I’m actually quite excited because most of them are underclassmen and we’re going to have another year or two with these guys.

DEFENSE

Last season was un-La Mirada like as it surrendered over 30 points seven times and over 40 points five times. In two of the three victories, the opponents failed to get to eight points. Mealy says the defense has improved drastically and feels this season the Matadores won’t have as many star players, but will have a lot more consistency, especially from the line to the back end.

He added that the best position group from this side of the ball about the defense will come from the line where as many as seven players will see some time highlighted by sophomore Ryan Gonzales (41 tackles), who started the last six games and made the All-Gateway League, ended up with nine and a half sacks, three forced fumbles, three strips and had a 61-yard fumble recovery for a touchdown against Warren. Senior Isaiah Gonzalez (19 tackles), two-year starter at defensive end and junior Amir McCalope, and sophomore Christian Prado, who will play the interior are the other featured linemen. Sophomore Vito Console and freshman Riley Gonzales, the younger brother of Ryan Gonzales, will also see some time here.

Senior J.J. Galvan (19 tackles) returns as one cornerback, and is a captain, which is a rarity as Mealy acknowledged that he doesn’t name captains too often. Juniors Elijah Estrada and a transfer from Lynwood High, Jaleel Scott, will battle for the other cornerback position. Juniors Wyatt Gorham (free safety) and Fernando Orozco (strong safety, 29 tackles) round out the secondary while seniors Ryan Campos, Emiliano Ramirez and Levi Reyes (13 tackles) will get some reps.

Juniors Isaac Dionne and Jacob Zatarian are penciled in as the middle linebackers while sophomore Matthew

Ybarra will be put in the rotation at times.

“We kind of got back to our roots a little bit,” said Mealy. “I took over the weight room and we went back to old school mentality of lifting [heavier] weights. Granted, we’re going to be young, but we’re going to look bigger than we did last year with a lot younger kids. There’s about five seniors who are going to start for us and you look at everybody else, they’re all underclassmen.”

SCHEDULE

Here’s something you don’t see with the La Mirada football program-a CIF-Los Angeles City Section opponent on the docket. But make no mistake, hosting South Gate High for the season opener will be one of many tests. The Rams, who went 1-5 in the Eastern League, picked it up in the playoffs before falling to Chatsworth High 38-36 in last season’s Division II title game. Troy High is another new opponent while the Matadores hope to avenge a 38-28 loss to Tesoro High, a 42-7 defeat to Western High and a 48-21 setback to La Habra. La Mirada is 1-3 against Tesoro with the lone win coming in 2014 (26-23) and has won twice against La Habra in the last seven meetings with the last victory coming in 2014 (45-28).

“We were looking around for some games and we wanted a team that was going to test us not just from a standpoint of how they play the game,” said Mealy

of South Gate. “They have a lot of seniors, and we wanted to be tested early and give ourselves a chance. A lot of people think the City Section is not as good and obviously, there’s some truth to that. But I also think that we’re not just going out there to play some team.

“Troy’s head coach is a good guy; he’s a buddy of mine,” he later said about the rest of the non-league slate. “They run a little of that double wing stuff, so it’s going to be a challenge trying to prepare for that. They do a lot of trickery and lot of misdirection. Then we go into Tesoro, who we know is going to be big and strong. I know they weren’t very happy that we kept the game as close as we did last year. Troy gives us a different look as far as their offensive schematics go. Tesoro is going to be smashmouth football. Then obviously La Habra; we know La Habra is a powerhouse.”

Following a bye, La Mirada jumps into Gateway League action, which has been rough for the program. In three short seasons of the league, the Matadores have finished fourth out of six teams every single time and once again, it won’t be easy. They open with road games against the teams from the City of Downey who have won all eight combined meetings with La Mirada dating back to 2018. Defending Mid-Cities League champion Paramount High jumps to the league this season, replacing Bellflower High. After that, the blue and gold host longtime nemesis Mayfair High

in the regular season finale, hoping to end an eight-game skid to the Monsoons.

HOMECOMING

There isn’t much history with Dominguez High, which used to be a powerhouse program in the former San Gabriel Valley League. The Matadores defeated the Dons 38-13 in the 2015 Southeast Division quarterfinals on their way to a division championship, then the Division III-AA state title. La Mirada ended that season winning the last 12 games and finished with a 13-3 mark. The teams wouldn’t play again until 2022 and La Mirada has won every league game with Dominguez, including a 38-27 victory last Oct. 11.

The last homecoming win for the Matadores came in 2022, a 40-20 victory against Paramount.

FINAL OUTLOOK

“I think this year is going to be a big eye-opener for ourselves, for the community and for the school,” said Mealy. “We’re going to be young, and how these young kids respond with the leadership of the seniors is going to dictate how this year goes. I think if we can go out there and have the leadership that I think we have with the seniors and some of those juniors who play a lot, with the talent that we have with the underclassmen, we’re going to find success. But ultimately, we have to do it on a week in and week out basis.”






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