Claremont Courier
A LOCAL NONPROFIT NEWSROOM

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Super bloom BOOM!

California explodes with color

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Los Angeles residents Lisa and Joseph Timmers brought their puppy Missy to enjoy the warm weather and color Sunday at the Antelope Valley Poppy Reserve. Courier photo/Peter Weinberger

Exhibition raises funds for Turkish, Syrian earthquake victims

Claremont resident Arzu Kastal, right, describes a piece in her exhibition, "You Are Not Alone!" at Claremont Heritage's Ginger Elliott Gallery, which has raised more than $3,200 for victims of the recent earthquakes in Turkey and Syria. More info on remaining artworks is at curiouspublishing.org. Courier photo/Andrew Alonzo

CITY NEWS

Second, third story, new housing approved for former Rhino location

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Groundwater still flooding north Claremont homes

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Kenny Larsen, left, helps his father Ken Larsen install another sump pump on their property Tuesday afternoon in north Claremont. Beginning on Easter Sunday the Larsen home has been inundated by water rising up out of the ground. Courier photo/Steven Felschundneff

Interfaithfully: The discovery of 'universal faith'

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This is who we are

Going There

by Mick Rhodes

Everytown For Gun Safety reported 636 mass shootings in the United States in 2022, which followed 686 in 2021, a grim record.

The Gun Violence Archive reports that as of Wednesday morning there have been 165 mass shootings over the first 109 days of 2023, exceeding the pace of 2022.

Firearms are now the leading cause of death for children in the United States.

This is who we are.

The gun lobby and firearms fetishists have their run of our country. The daily deluge of mass shootings has no effect on this broken, highly profitable system in which lobbyists prop up lawmakers — almost exclusively Republicans — who are loathe to risk alienating constituents who've been fed all manner of doomsday scenarios through widespread misinformation campaigns funded by the National Rifle Association and other partisan players. The campaign contributions roll in and lawmakers get in line, assuring the ceaseless flow of gun sales continues unabated.

The mass shooter phenomenon — exclusive to the U.S. in scale among developed countries — has seemed an unsolvable conundrum.

Advocates for gun law reform have often contended nothing will change until the politicians start losing their loved ones to firearms violence.

And that's beginning to happen.

Tennessee is a perennial bottom dweller on the Giffords Gun Law Scorecard, which ranks states based on the robustness of their firearms control laws and the frequency and lethality of their mass shootings. In its most recent rankings, the Volunteer State received an "F." Republican Governor Bill Lee has long been highly regarded among gun advocates as a Second Amendment champion. In 2021 he signed into law a bill that allowed permitless carry in Tennessee, and then tweeted his thanks to the N.R.A. for its help in getting the legislation passed.

After the Robb Elementary massacre of 19 children and two adults in Uvalde, Texas on May 24, 2022, Tennessee was among several G.O.P.-led states that went further down the rabbit hole of anarchic gun policy, loosening its laws to allow even more people unfettered access to firearms. At the time Lee said strengthening existing laws would not deter killers. "We can't control what they do," he told the New York Times.

But after a close friend was among three children and three adults slaughtered March 27 at a private Christian elementary school in Nashville, Lee was blusterless — contrite even — telling reporters legislators "should set aside politics and pride and accomplish something that the people of Tennessee want to get accomplished." Then he signed an executive order strengthening background checks, and called on Tennessee's Republican-controlled legislature to enact so called "extreme risk" or "red flag" laws which aim to keep firearms out of the hands of unstable people, a measure 19 states and the District of Columbia have already implemented.

Is this what it will take to get something done, for mass shooters to kill one of theirs? Maybe.

Mothers Against Drunk Driving was founded in 1980 by Candice Lightner after her daughter was killed by a drunk driver. In part due to M.A.D.D.'s advocacy, laws were strengthened. Other activist groups have been borne out of crime and violence, including the National Center for Victims of Crime, and the National Center for Missing and Exploited Children. More recent activist organizations have sprung up around gun violence, including Moms Demand Action, which was founded after the 2012 Sandy Hook massacre in Newtown, Connecticut, and Everytown For Gun Safety, in 2013.

The honest truth is but for gun control activists and the vast majority of Democratic lawmakers, we've stood by while the National Rifle Association has purchased its congressional defenders, and the top 49 recipients of this tainted largesse are Republicans. Days after the Nashville child killings, House Republican Andy Ogles, who represents Tennessee's 5th Congressional District, where the March 27 shooting took place, was on television unrepentantly defending his 2021 holiday card that showed his entire family, young children included, cradling weapons of war.

Americans have long been enamored of guns. We famously codified this predilection into our Constitution with the Second Amendment. But when it was ratified in 1791, nascent U.S. lawmakers were dealing with the familiar weapons of the Georgian Empire: muskets and flintlock pistols. Under ideal circumstances, the most skilled shooter of these primitive weapons could get off three or possibly four rounds per minute at a maximum accurate range of about 164 feet.

The preferred weapon of today's mass shooters is the semi-automatic AR-15, which unmodified is capable of delivering up to 45 rounds per minute accurately at 1,804 feet. Modified semiautomatic weapons, like the one used in the 2017 Las Vegas shooting, can get off up to 800 rounds per minute at 6,000 feet.

The AR-15 is not a self-defense weapon; it is a killing machine designed to eviscerate the human body. Surgeons who've seen the damage report it pulverizes bones, shatters organs, and results in body tissue left crumbling in their hands.

Its relation to the standards of 1791 is nonexistent.

To argue the drafters of the Second Amendment, in their breeches and waistcoats, had the capacity to contemplate the evolution of firearms in the 21st century is disingenuous and absurd. But that is exactly what Second Amendment die-hards have maintained for decades, and roughly half of America agrees. It's a wonderful sleight-of-hand misdirection, this false equivalence, and it's been marvelously effective.

America remains economically and militarily strong, but I for one feel it's rotting from the inside. Our population of 332 million owns 465 million guns. And while kids are being killed in record numbers by firearms, Republican lawmakers remain on the take, trading childrens' lives for power.

Holding on to power at any cost should not be what public service is about.

But this, apparently, is who we are.

Street closures Sunday for Heart of the Foothills event

by Courier staff

The 626 Golden Streets Heart of the Foothills open street event will run from 9 a.m. to 4 p.m. throughout the cities of Claremont, Pomona, La Verne, and San Dimas this Sunday, April 23.

The event, organized by ActiveSGV, a San Gabriel Valley-based nonprofit, will open stretches of road for people to walk, jog, skate, bike and more across connecting cities. No vehicle traffic will be able to pass during the event as closures will be in effect from 5 a.m. to 5 p.m. across all four cities — mainly on Bonita Avenue.

In Claremont, First Street (from Indian Hill Boulevard to College Avenue) and Arrow Highway (from Towne to College avenues) will be partially closed to vehicle traffic beginning at 5 a.m. Parking will also not be permitted along First Street in the Village.

Each city will have a designated hub with vendors, food, and entertainment. The Claremont Village will act as the city's hub and include the weekly farmers and artisans market, Sustainable Claremont's Earth Day celebration, activities for kids at the Claremont Lewis Museum of Art, live entertainment, a bike rodeo, and more.

Residents who live on the north side of Arrow Highway between Towne and Cambridge avenues will be offered one-way, westbound access on Arrow Highway to enter and exit their homes. Courier Place residents will need to enter and exit the apartment complex through their south Spring Street driveway.

More information is at ci.claremont.ca.us or 626goldenstreets.com.

Volunteer Wilderness Park surveyors needed

The City of Claremont, the Friends of the Claremont Hills Wilderness Park and the Claremont Wildlands Conservancy are calling on the public for help in conducting surveys of visitors who visit the Claremont Hills Wilderness Park in the coming months.

Volunteers will count and collect surveys from those who pass by their park station on select days in May and June at 5:30 a.m. and 7:30 p.m. Shifts are about two hours.

Volunteers, who must be at least 10 years old and accompanied by an adult if under 16, can register at form.jotform.com. Questions? Call (909) 399-5331 or email eey@ci.claremont.ca.us.

Second, third story, new housing approved for former Rhino location

by Steven Felschundneff
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This architectural rendering shows the future location of La Popular restaurant with five proposed residential units located above the existing building. Image/ courtesy of Drezner Architects

The Claremont Planning Commission has signed off on a plan that will add a second and third story, housing, and additional outdoor dining to the former Rhino Records building in the Village.

By a 6-1 vote Tuesday the commission agreed to two separate conditional use permits allowing five residential units to be added to the existing 6,800-square-foot commercial building and a 254-square-foot outdoor dining pad off the back alley. The application, from the building's longtime owners Bentley Family Trust, must still get the okay from the Claremont Architectural Commission.

Senior planner Nik Hlady presented the new plans for the building, adding a second and third story to the rear of the structure over the former Video Paradiso location, which is tentatively scheduled to be a coffeehouse.

After Rhino Records moved to Montclair last year, vacating its longtime home at 330 Yale Avenue, it left a void at the busy corner of Yale and Bonita avenues. But the vacuum did not last long, and soon both the planning and architectural commissions approved plans for Mexican restaurant La Popular to occupy the space. That plan includes an exterior redesign of the 1938 Art Moderne structure, construction of another outdoor seating area and a remodel of the interior. Construction for the restaurant is currently underway.

"The subject site is located in the Claremont Village Overlay zoning district, which is intended to encourage a complementary mix of small-scale retail stores, commercial services, restaurants, offices, and civic uses within a small-town, pedestrian-oriented district," according to the staff report.

Claremont municipal code allows for residential units to be built in the Village as long as the building is mixed use with commercial space and businesses should be located on the first floor.

The five new open floor plan loft residences proposed for 330 Yale range in size from 518 to 828 square feet. Three of the units, all roughly 500 square feet, would be located on a newly constructed second floor with windows facing west onto the alley. An 803-square-foot unit would be built in the former mezzanine area of Rhino which would be enclosed on three sides and utilize skylights to bring sunshine into the home.

The last unit would be the sole occupant of the new third floor and is being called the "penthouse." It would be set back from the north and west edge of the second floor

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Groundwater still flooding north Claremont homes

by Steven Felschundneff
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Ken Larsen has set up eight pumps to siphon off the groundwater seeping onto his north Claremont property. Courier photo/Steven Felschundneff

On Easter Sunday, Ken Larsen first noticed water collecting on his pool deck and assumed he had a burst pipe, which is never good. But the water kept pooling, literally coming straight out of the ground, and before long it was flowing into his pool and flooding the lawn. It was then that he realized the problem was much bigger than faulty plumbing.

Larsen, who lives on New Hampshire Avenue, would soon learn he was far from alone. On April 6, the first reports of water emerging from the ground came from residents on Appalachian and Nashotah streets in the Stone Canyon development. All told, the mysterious flooding has affected some three dozen homes adjacent to Padua Avenue and Mt. Baldy Road in the northeastern part of Claremont.

On Wednesday the water had been flowing for 10 days with no end in sight.

Larsen has set up a series of pumps with an intricate maze of hoses designed to get the rapidly collecting water out of his yard and to the street where it flows into a storm drain. He also dug a series of canals to divert the water away from his home and pool deck. When reached by phone Tuesday, Larsen was buying yet another pump, bringing the total at his home to eight.

"The sad thing is we have some neighbors who can't do what I can, so I have been helping them," Larsen said. "The help we got from the city? Free sandbags at the sports park."

Larsen fears the water has created caverns under his concrete pool deck which could cause it to collapse once everything dries out. Based on his experience as a construction contractor, he estimates the repairs could reach $100,000, and the repair bill would come out of his pocket because he does not have flood insurance.

So, what exactly is happening? On Wednesday, Chris Diggs, president of the Six Basins Watermaster board, said many of the factors behind the flooding remain unknown, but there are several established facts.

According to Diggs, the homes in Stone Canyon are located in an area that has historically experienced shallow groundwater conditions. In addition, the bedrock is only 60 feet below the surface in Stone Canyon, so the soil on top of that rock is relatively shallow and will reach its carrying capacity of water relatively quickly. But perhaps the most important factor is the unusually heavy rainfall this winter.

"Where groundwater conditions are as shallow as they are beneath the Stone Canyon neighborhood, the ground has less capacity to absorb water during and after heavy rainfall events and groundwater levels may later rise quickly as a result," Six Basins Watermaster and Pomona Valley Protective Association officials said in a joint statement.

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Wildflowers blooming wildly in Antelope Valley

by Peter Weinberger
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Look closely at this aerial photo for people enjoying the colorful views Sunday during peak wildflower watching season at the Antelope Valley Poppy Reserve. Courier photo/Peter Weinberger

The Antelope Valley Poppy Reserve is one of the most well known and popular Southern California spots to see spring wildflowers in bloom. Located about 15 miles west of Lancaster, these fields are especially plentiful and colorful this year due to our extremely wet and snowy winter.

The California poppies are so abundant even the drive out Highway 138 provides excellent sightseeing along the two-hour trek from Claremont. Instead of taking the normal route up Interstate 5 north toward Castaic Junction, another option is heading east to Interstate 15 north, then catching 138 west to Highway 14 and following the signs through Lancaster. This route will take a few minutes longer but is well worth the trip.

For first time travelers, there is no one area with all the wildflowers like the closed Walker Canyon in Lake Elinore. The poppies are spread out everywhere, far and wide. The poppy reserve is an obvious hot spot where many flower seekers park their cars on the road for photos and sightseeing. Other options include a visitor's center with more information on poppy watching and hiking.

The good news is once you're in the area the wildflowers are impossible to miss. Travelers are asked to be respectful of the natural beauty since crowds have been known to damage the fields by not staying on the trails, which is one of the main reasons Walker Canyon is closed to the public this year.

Keep in mind the weekends will be very busy (these photos were taken on Sunday), especially now that everything is in full bloom. My advice would be to arrive early. There is basically one two-lane road in and out, so be prepared by taking water, snacks, and good walking shoes. Also, Antelope Valley is in the high desert, so it can get warm and windy.

There's no doubt this trip will be an adventure for the entire family. Just keep in mind walking will be involved to get the most out of your trip. And there's no doubt this year's unusually wet winter has provided a great reason to get outside and enjoy nature's bounty.

Weekends can be busy at the Antelope Valley Poppy Reserve, as evidenced by this photo taken Sunday. Courier photo/Peter Weinberger

This family drove from Glendora Sunday to enjoy the color of the Antelope Valley Poppy Reserve. Courier photo/Peter Weinberger

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POLICE BLOTTER

By Steven Felschundneff
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Sunday, April 9

For the second time this month an alleged drunk driver crashed a car into the front gate of Corey Nursery, 1650 Monte Vista Ave., Claremont. At 5:29 a.m. the Claremont Police Department received an alert from a BMW's automatic emergency call system that the car had been involved in a collision. When officers arrived, they found Glendale resident Angel Lucio Gomez, 23, and a female passenger standing outside the vehicle. Police said Gomez showed signs of being impaired, and he was arrested for driving under the influence after allegedly failing field sobriety tests. A records check showed he also had a suspended license for a previous DUI. He was arrested and charged with the DUI, driving on a suspended license, and reckless driving. Gomez was booked, held for detoxification, and released with a citation to appear at Pomona Superior Court.

Monday, April 10

Police received a 2:55 a.m. call about a man who was looking into parked cars near Arrow Highway at Indian Hill Boulevard. When police arrived at Peppertree Square shopping plaza they spotted San Dimas resident Benjamin Gray, 45, who matched the description given by the caller. A records check revealed he had three warrants, one for failing to pay a train fare and the others for narcotics-related offenses. He was arrested, transported to the CPD jail, and released with a citation to appear in court.

Tuesday, April 11

At 3:10 p.m. police were called about several people trespassing at a residence in the 200 block of W. Baseline Road. When officers arrived, they questioned four people and background checks revealed three of them had warrants. Jason Nogueda, 34, of Pomona had a felony warrant in Pomona; Angelina Ramos, 26, also from Pomona had misdemeanor warrants, one from the San Bernardino County Sherriff's Office and the other in Los Angeles; while another Pomona resident Robert Herrera, 40, had a misdemeanor San Bernardino County warrant. All three were arrested and taken to the Claremont jail where Ramos and Herrera were issued citations and released. Nogueda was transferred to Pomona police for his warrant in that city.

Thursday, April 13

Police received a call at 10:52 a.m. from a resident in the 800 block of Pomello Drive who said somebody was breaking into his home. The man told police he was working from home when he heard the rear sliding glass door shatter. When he went to investigate, the victim reported seeing a tall man standing in the hallway. The suspect exited through the smashed rear door where another man was standing in the backyard. A third subject was waiting in a getaway vehicle. The first suspect was described as a white or Hispanic male, 6 feet 1 inches tall, 200 pounds, wearing gloves, a mask, a grey long sleeve shirt or sweater, a tan hat, green pants, and black shoes. The second suspect was described as a white or Hispanic male, 5 feet 10 inches tall, 170 pounds, wearing a dark hoodie, black pants, white shoes, and a surgical mask. There was no vehicle description. This is an active investigation and anyone with information is asked to call Claremont police at (909) 399-5411.

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Police received a 12:23 p.m. call about a fire at Blaisdell Park, 440 S. College Ave. Arriving officers contacted the Claremont park ranger who made the emergency call and identified the suspect after seeing him exit a restroom where he allegedly set a trash can on fire. Officers questioned Gary Alridge, 29, of Pomona, and a background check showed he was on parole for a previous arson arrest. While police were speaking with Alridge he suddenly bolted and led them on an extended foot pursuit that went through a number of backyards south of the park. Police were finally able to detain Alridge near the intersection of San Jose Avenue and Indian Hill Boulevard. He was arrested on felony arson and misdemeanor resisting arrest charges and taken to the Claremont jail, where he was booked and later transferred to the West Valley Detention Center in Rancho Cucamonga on a parole hold.

Friday, April 14

Police finally caught up with a suspect in an after-hours burglary that occurred last month. Police said that sometime after midnight on March 25, Claremont resident Andrew Perez, 27, broke into the Packing House and used some type of stick to remove $5,000 worth of jewelry from ReSpun Retro. When police reviewed surveillance video, they recognized Perez from previous interactions. On Friday, police called Perez and told him to come into the station to pick up some property. When he arrived he was arrested for the alleged burglary.

Saturday, April 15

At 1:26 a.m. police made a traffic stop on a car at Towne Avenue south of Foothill Boulevard for an equipment violation. Officers questioned the driver, Pomona resident Andres Arizaga, 27, and said he appeared to be intoxicated. He also had two female passengers ages 16 and 17. Field sobriety tests allegedly revealed Arizaga was under the influence of alcohol and marijuana. He also reportedly admitted having been smoking weed. He was arrested for DUI of both alcohol and drugs and misdemeanor child endangerment. He was transported to the CPD jail where he refused a chemical blood test. When a judge issued a warrant for the test, he continued to refuse the test and received an additional misdemeanor charge of a refusing to comply with a court order. He was held for detoxification and later released with a citation.

LATEST

ULV workers strike for new contract, livable wages

by Andrew Alonzo
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A dozen University of La Verne dining hall employees staged a one-day walkout protest Tuesday over what they contend are unlivable wages, and are calling for a new contract.

The action follows a March 27 walkout by Whittier College hospitality workers, who like the ULV protestors are also employed by Bon Appétit Management Company. The Whittier College strikers have yet to return to work.

Demonstrators are demanding an increased minimum wage of $25 per hour and for Bon Appétit to contribute $1 for each hour worked to employees' pension plans. Workers currently have a 401(k) plan in place, but Arun Ramakrishna, an organizer with Unite Here Local 11, the labor union representing ULV and Whittier, said it's problematic because most of them live paycheck to paycheck and "can't afford to contribute anything to their 401(k) plan."

"Most of them are left without a retirement at the end of the day," Ramakrishna said.

The living wage for a single working adult with one child in Los Angeles County is $43.81 per hour according to MIT's living wage calculator. About 70% of dining hall workers at ULV – some with decades of experience who fall into that demographic — make about $17 per hour, according to Ramakrishna.

Cora Hammons, a barista at ULV for the last four and a half years who makes about $16.60 per hour, was among the demonstrators on Tuesday pushing for better wages.

"I put 40 hours in [a week] … and it's not enough," Hammons said.

Hammons is normally behind the counter taking and making coffee orders, but on a few occasions has worked the grill alongside cooks who get paid about $1.20 more per hour than baristas.

"This is my full-time job. And [management] are not paying me for the work I'm doing," Hammons said.

Some employees take on multiple jobs to stay afloat.

"Many of our members, to make ends meet, are working two to three jobs, upwards of 70 hours a week," Ramakrishna said. "People should be able to work one job and pay for all of their bills and needs." The union organizer also said workers should be able to "retire with dignity."

The demonstration put into context the burdens of recent inflation hikes and the ever-ballooning cost of living in Southern California.

"The cost of living has risen dramatically and, unfortunately, especially in Southern California where the wages have not increased to a degree that is sufficient for people to meet their needs," Ramakrishna said. "That's why workers are making such a big sacrifice to go without pay."

The push for increased dining hall staff wages began when Pomona College workers walked out during Parents Weekend in October 2022. Those workers successfully negotiated a new contract in January that will push their minimum wage to $25 per hour by 2024, as well as other benefits.

The contract between ULV and Bon Appétit expired in August 2019, according to the La Verne Campus Times. Whittier's contract with Bon Appétit ran out about eight months ago.

ULV dining workers "don't have a contract but they continue to work," Ramakrishna said. "They've all been working through the semesters just at an insufficient wage rate."

Negotiations between Bon Appétit, Unite Here Local 11, and ULV have been ongoing since the contracts ran out, but "There's been little movement from the company or attempt to negotiate," Ramakrishna said.

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Groundwater flooding in north Claremont shouldn't be a surprise
Dear editor:

Back in the 1970s and early '80s, before a large amount of development in north Claremont, when the area was mostly alluvial fan sage scrub and lemon groves, anyone walking up Padua Avenue below Mt. Baldy Road could notice a natural spring bubbling up. Now there is an aptly named street near there called Deep Springs. Of course, the developments went through despite concerns by the City of Claremont's Environmental Commission, various state and federal agencies, biologists, and environmentalists.

See: Claremont Hills Environmental Impact Report, available at the local library.

Felis Concolor
Claremont

Contact Six Basins board about Claremont flooding
Dear editor:

For many years behind the scenes Six Basins Watermaster has been conducting monthly meetings in Claremont at Three Valleys Municipal Water District's Miramar facility.

The nine-member board representing the regional water agencies has been working on a strategic plan and studying groundwater basin models brought to the board by paid consultants in order to ensure proper spreading of water into the region's groundwater basins and strategic plans to monitor ground water usage.

But now Mother Nature has struck, and

READERS' COMMENTS

a human error occurred, as recent release of water from the San Antonio Dam caused flooding in the backyards of Claremont homes. Who was to blame? Claremont residents asked. Was it a communication breakdown between residents, the San Antonio Dam operations department, Six Basins Watermaster, or Claremont City Hall?

For years paid consultants of the Six Basins Watermasters Board have been bringing to the board modeling scenarios of water issues, charts and studies of water issues problems and scenarios that could occur. But this incident caught everyone by surprise.

It's inexcusable that the flooding of Claremont homes took place considering all the studies made over the years to address such issues. Climate change and extreme weather conditions have taken the watermasters' experts and paid consultants by surprise.

What's needed now is transparency and opening up of communication to those residents of Claremont impacted by errors of judgement, not the muting of public outcry.

You can help. Contact Six Basins Watermasters Board and attend the next meeting. Board members include Jennifer Stark; Toby Moore; Ben Lewis; Chris Diggs; John Robles; Teri Leyton; Jody Roberto; and Robert Robinson.

John Mendoza
Pomona

The gun debate continues
Dear editor:

Should 8th grade hallway bullies that claim to read minds or tell the future be allowed to have a firearm?

With rampant cognitive dissonance and frothing-at-the-mouth nonsensical opinion, Messrs. Ring and Levine [Readers' comments, April 14] tried to refute my factual citation that firearms used by bad guys during a violent assault is less than 8.3% a year [Readers' comments, March 17]. Not only do they look foolish to the 3,000,000 people a year that actually defend themselves with a firearm, I must point out that under California's "common sense" red flag law — passed by anti-gun extremists — their emotionally unhinged letters about me can now ironically be used against them by any of their coworkers, family, acquaintances and police to search their homes and confiscate any firearm they find. For the next five years they will be at the mercy of everyone as it will be illegal for them to protect their families or themselves!

It seems that "guilty until proven innocent," confiscation of private property, and denial of civil rights are their idea of freedom.

Leslie Watkins
Claremont

ADVENTURES IN HAIKU

Can I ring your bell?
What if I use your driveway?
Kansas, New York, Here?
— Rita Gonzales Levine

Haiku submissions should reflect upon life or events in Claremont. Please email entries to editor@claremont-courier.com.

LETTERS TO THE EDITOR AND VIEWPOINT SUBMISSIONS

Please include your name and city on all letters. Letters should not exceed **300 words**, Viewpoint submissions, **700 words**. Both can be emailed to:

editor@claremont-courier.com

If sending via US Mail, please address to Editor, 114 Olive St., Claremont, CA 91711. Both letters and Viewpoint submissions are published at the discretion of the editor, and are subject to editing for style, clarity and space. Letters received after **3 p.m. Wednesday** may not appear in that week's edition.

OUR TOWN

Bands offer salute to James Bond

The Ontario Chaffey Community Show Band and Chaffey Adult School will perform a free and public concert, "A Salute to James Bond," Monday, April 24, at 7:30 p.m. in the Merton E. Hill Auditorium, 211 W. Fifth St., Ontario.

The concert will feature notable songs and scores from the franchise including the theme from the first movie and the 2012 film, "Skyfall." The performance will be narrated by Chaffey Adult School principal Todd Haag, and Debbie Haag, a retired teacher.

A woodwind celebration ensemble performs in the lobby at 7 p.m.

For more information, visit showband.net or email gabe@showband.net.

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Current tree trimming at odds with sustainability goals

by Wallace Meyer
Special to the Courier

Biodiversity (plants, animals, fungi, and microbes) is too often an underappreciated component of many sustainable policies. If we are striving to become a regional leader on sustainable issues, as Claremont's sustainability plan suggests, we must create holistic sustainability approaches which incorporate biodiversity, carbon storage, and other ecosystem services into how we manage our urban forest.

This disconnect between protecting biodiversity and how we manage our urban forest is most evident in spring. If you have driven around Claremont lately, it is almost impossible not to have witnessed the extensive amount of tree trimming being conducted. The timing of this trimming could not be worse for the birds with which we share this city. Birds nest in these trees in the spring and early-summer (February through July). Cutting/trimming trees during this season can remove these nests and the noise and disturbance can result in birds abandoning their nests, reducing avian abundance and diversity in our city. Consequently, the timing of when we cut our trees is of critical importance if we hope to provide habitat for the hundreds of bird species who also consider Claremont home.

Questioning if there might be some benefit to trimming trees in spring, I asked an arborist friend when the best time is to cut trees in Southern California. He confirmed my suspicion that spring and early summer are the worst times to trim trees. His preference is to cut pines in the winter, oaks in the late-summer, and deciduous trees in late-summer and fall before they drop their leaves, only because that is when you can best assess which part of the tree is dead. Cutting trees in spring is detrimental to tree health as it enhances their exposure to infections (boring insects and diseases) and reduces a tree's photosynthetic rate when a tree most requires energy.

The fix is simple. First, trim trees in September through January when birds are not nesting and during a season which reduces risks of infection and tree mortality. Second, create an environment where Claremont can effectively consider and implement adaptive management approaches. I appreciate the efforts of others who I know have already allocated their time to attending City Council meetings to discuss this very issue. Finally, informed citizens need to make their voices heard and pressure the city to aspire to its own sustainability goals.

What is standing in the way of making this transformative sustainability decision?

Wallace Meyer is director of the Robert J. Bernard Field Station and an associate professor of biology at Pomona College, where he teaches classes in conservation biology and ecology. His research is focused on preserving biodiversity and enhancing ecosystem services in Southern California and Hawaii.

INTERFAITHFULLY

The discovery of 'universal faith'

by Jenny Wang
Special to the Courier

I've always been a curious student. Raised a Christian, I used to clearly separate my religious beliefs with academic pursuits. I would spend Friday mornings absorbing a lecture on how European colonizers used religion to subjugate and oppress indigenous peoples across Africa, Asia, and the Americas, learning how white Christianity became a weapon for racial segregation and white savior complex. At night, I would attend youth group meetings at my local church, falling back into the warm, loving God that I know so well, not the textbook version who brought so much suffering.

I remained that way until the 2020 election, when my worldview was turned upside down. Election-deniers permeated digital outlets, and heartbreakingly, my own pastor was one of them. I struggled to understand as he repeatedly described the imaginary trucks that arrived in the middle of the night and stole election ballots. I turned away as he instructed our youth group to pray for an alternate result that would never take place. I failed to come to terms with the fact that someone I trusted and relied on so dearly — who introduced me to the kingdom of God — could endorse such flagrant partisan warfare.

I was dumbfounded, hurt, incredulous, with all the impossible notions swirling through my mind. Religion's link with conservative politics was no longer a far-fetched story but was in fact manifesting in front of my eyes.

Following the realization, I confronted the facts I had always known — no matter how wonderful and altruistic the religious principles are, they are bound to succumb to fallible human judgements. Christianity is not alone in this pattern. Extremists exploit passages from the Qur'an to commit violent atrocities and suppress minority non-Muslim groups. Hindu right-wing nationalists reinforce the caste system to distinguish the elites from the untouchables. Zionists exploit unequal negotiations in Jerusalem while orthodox Jewish communities continue embracing misogynistic practices that haunt women to this day.

Are such downfalls inevitable? It seems that involvement of nation-states often twists the founding intentions of religion, transforming original narratives of love and compassion to hatred and exclusivity. Between theological disagreements and institutional clashes, one group remains a consistent victim: people with marginalized identities. From the South African miners who toiled under De Beer's ruthless governance, to as close as the Gabrielino-Tongva Tribe in Claremont that lost possession of its sacred land — one of many countless similar occurrences during westward expansion — flesh-and-blood humans have borne the brunt of the impact.

Perhaps we can circle back to the most basic definition of religion. After interviewing more than 20 local pastors, imams, rabbis, and swamis, a pattern began to emerge: that is, the desire to care for the poor, show kindness to others, and cherish one's connection with God. With these common goals, leaders work to address the pressing issues within our surrounding environments such as hunger and homelessness. It is crucial, now more than ever, that we promote interfaith collaborations among our local communities. Through storytelling and land reclamations, we can hopefully contribute to social justice dialogue, reverse cultural genocides, and remember what it really means to be religious.

Jenny Wang, 17, is a junior at The Webb Schools, where she is the copy editor of the Webb Canyon Chronicle. Jenny plans to study international relations and journalism in college.

OUR TOWN

Camp Claremont returns June 26

The City of Claremont's annual summer camp, Camp Claremont, is poised to return Monday, June 26 through Friday, August 4.

Camp sessions are Monday-Friday, from 8 a.m. to 1 p.m. Campers will be divided by grade, with students in first to third grades at Taylor Hall, 1775 N. Indian Hill Blvd., Claremont, while fourth to sixth graders will gather at the Youth Activity Center, 1717 N. Indian Hill Blvd., Claremont.

In-person registration began this week at the Hughes Center, 1700 Danbury Rd., Claremont. Proof of residency or Claremont Unified School District enrollment is required when registering and may take days to approve. Once approved, parents can enroll their child in camp sessions by calling (909) 399-5490 or going to ci.claremont.ca.us. Registration is $15 and weekly courses are $50 per child. An optional jersey is $15.

The camp is also in need of youth volunteers. Register online at anc.apm.activecommunities.com/claremontrecreation. A $20 fee is required.

For details go to ci.claremont.ca.us.

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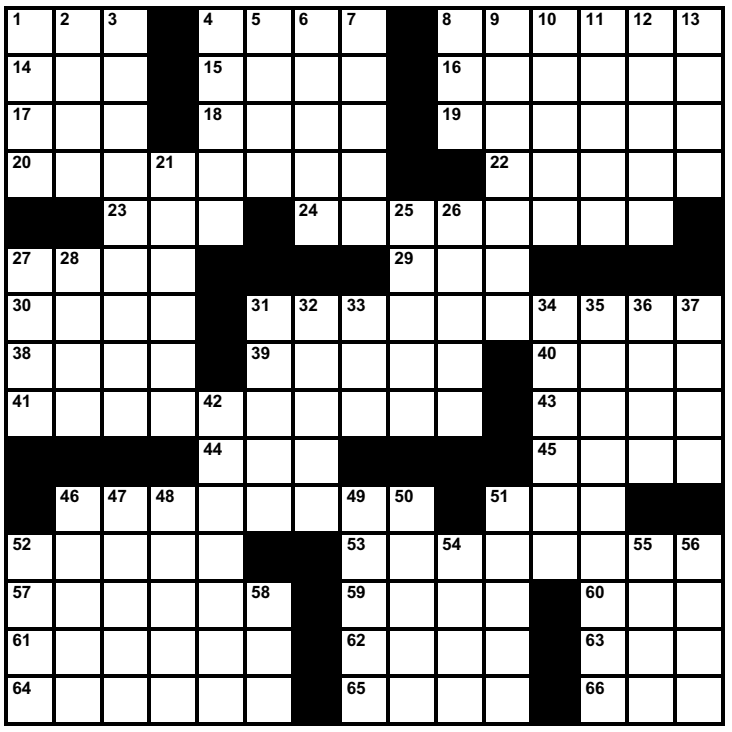
COURIER CROSSWORD

Puzzle #722 by Myles Mellor



Across

1. Over, poetically
4. CHS junior volleyball player, Caleb _____
8. Got by
14. Good works ad
15. Health-giving berry
16. Deli need
17. Quebec water
18. Didn't toss
19. South Seas attire
20. Dead end street
22. Car-seat features
23. Alcott book "___ Boys"
24. "So?"
27. Turn sharply
29. Jeanne or Jacques, e.g.
30. Snaky swimmers
31. Reasonably
38. Has ___ with
39. At full speed
40. 1986 Nobelist Wiesel
41. Of atmospheric electricity
43. Neighbor of Swed.
44. One of the Bobbsey twins
45. Kind of column
46. Pomona Valley Special Olympics coach, Doneva _____
51. Web site address ending
52. Popular brand of stationery
53. Water
57. With no shoes on
59. Prefix with hertz
60. Private eye, for short
61. Tv control
62. Mark of a ruler
63. African nation, for short
64. Black Sea port
65. Government safety org.
66. ____ Paolo

Down

1. Oil barons org.
2. Biblical birthright seller
3. Gomez Addams actor
4. "Land ___!"
5. Air force heroes
6. Papaya
7. Spiel
8. Ed.'s pile
9. Country band
10. Of greater concern
11. French school
12. Used car salesman's problem sometimes
13. Grps.
21. "Who ___?"
25. Newsman Roger
26. Over-used
27. Adriatic and Red
28. Advanced
31. Cousin of a cockatoo
32. Muscat native
33. Mavericks' city, on scoreboards
34. Pavarotti and Kraus
35. Stretches out
36. Read in Paris
37. Evergreens
42. Tied up
46. Diminished
47. Reply to "Who's there?"
48. Certain salmon
49. 7:4, for example
50. Idyllic places
51. The Oracle of ___
52. French bread
54. Bishop starter
55. Duke Ellington's "I ___ Song Go Out of My Heart"
56. Sound bounceback
58. Raiding grp.

HOM-O-PHUN™

Puzzle #35 by Gerald Gornik

Homophones are words that have the same pronunciation but are spelled differently (bare; bear). Here, we have taken homophones to the next level.

STYLE OF MUSIC FIRST POPULARIZED IN BRAZIL

□□□□ □□□□

SMIRKY COMMENT BY MY EMPLOYEE WHEN I ARRIVED IN MY '88 CHEVY TO GIVE HIM A RIDE TO WORK

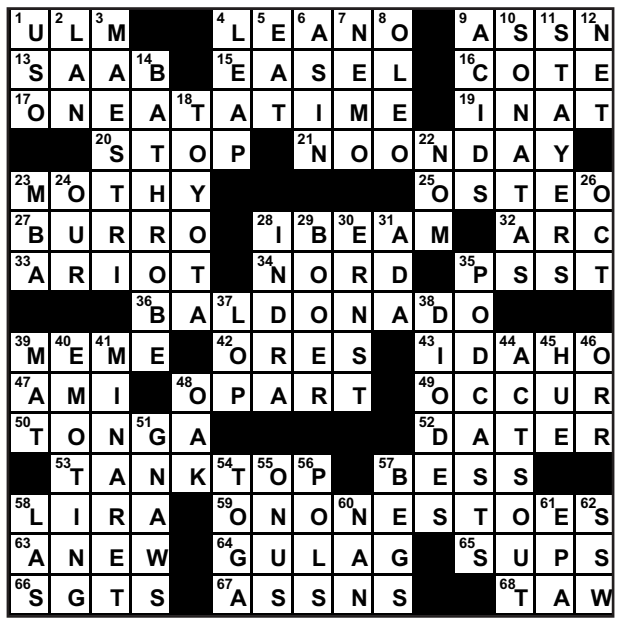
"□□□□... □ □□□□?"

Answers to Puzzle #34

AMERICAN CITY; THE RISK YOU RUN WHEN YOU BRING CONVENIENT BREAKFAST FOOD TO THE BEACH

SAN DIEGO; SANDY EGGO

Answers to Puzzle #721



SEARCH 'n LINK™

by Michele McLain and Gerald Gornik **Puzzle #7**

FIND A WORD HIDDEN IN EACH OF THE THREE SENTENCES. FOR EXAMPLE, THE WORD **"TORN"** MIGHT BE HIDDEN AS FOLLOWS:

DO YOU WANT IT OR NOT?

THEN FIGURE OUT THE ONE WORD THAT CAN FOLLOW EACH OF THE HIDDEN WORDS TO FORM A COMMON TWO WORD PHRASE. **NOT EVERY HIDDEN WORD WILL BE ONE OF THE "LINKABLE" WORDS.**

1. THE ATTENDEES DIDN'T DO MUCH AT THE REUNION OTHER THAN EAT, DRINK AND ACT COOL.

2. PAULA'S BOYFRIEND IS SMART, BUT HE ARGUES TOO MUCH – HE JUST NEEDS TO LEARN TO MELLOW OUT.

3. SOME PEOPLE LIKE THE SPA NICE AND HOT BUT IF THE TEMPERATURE IS TOO HIGH IT'S NOT SAFE.

WHAT WORD CAN FOLLOW A HIDDEN WORD FROM EACH SENTENCE TO FORM A COMMON TWO WORD PHRASE?

□□□□

ANSWERS TO PUZZLE #6

1. FAIR
2. SECOND
3. OUTSIDE

CHANCE

Local artist gives long Covid patients hope

by Andrew Alonzo
aalonzo@claremont-courier.com

Every Thursday morning, Mount Baldy artist Elizabeth Preston sets herself up at Pomona Valley Hospital Medical Center for a unique therapy.

Preston, an Expressive Arts Institute instructor, oversees the hospital's long Covid recovery program, Rehabilitation via Inspiration, a creative journaling course that helps patients navigate the emotional aspects of COVID-19.

According to the Center for Disease Control and Prevention, post-Covid symptoms can affect anyone infected with the coronavirus, sometimes days, weeks or months later. The condition carries 21 known symptoms such as brain fog, fatigue, labored breathing, and worsening symptoms after physical or mental exertion. Preston said it's "not an easy, definable condition."

"We're unique in that we provide support for them emotionally because they, in essence, are pioneers," she said. "There's no test for post-Covid. There's no known treatment for post-Covid. So consequently, what we do is give them an opportunity to talk with each other, to share information of what's working and what isn't working, and then also we introduce them to the bimodal, two-

continued on next page

Mount Baldy artist Elizabeth Preston pictured last week at her Claremont business, Elizabeth's Art Studio. Courier photo/Andrew Alonzo

SUSTAINABLE CLAREMONT
EARTH DAY CELEBRATION
In collaboration with Golden Streets--Heart of the Foothills, Presented by Metro
Sunday, April 23 from 9:00 AM - 4:00 PM
W 1st Street, Claremont
Sustainable Claremont will feature:
- Exhibitor booths from 16 local sustainability organizations
- Youth Bike Education Rodeo from 9:00 am - noon
- Native tree giveaway made possible by One Tree Planted & the City of Claremont
- Native plant giveaway made possible by Metropolitan Water District
- Urban foraging walking tours
- And so much more!

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continued from page 10

handed journaling approach, which then gives them an opportunity to reduce stress."

While the hospital addresses post-Covid as a pulmonary condition with separate physical therapies, the course teaches long haulers various breathing techniques, creative journaling, and stress reducing exercises. Preston noted some attendees have returned to the workforce.

The hybrid course, held in-person at PVHMC's Robert and Beverly Lewis Family Cancer Care Center and via Zoom, brings long haulers from as far away as Oklahoma and Malaysia into one space. Preston said about 15 to 20 people show up each week. The course has served about 100 patients over its first year.

In 2021, Preston spoke with PVHMC's associate director about getting a recovery group started for post-Covid patients. On February 10, 2022, the hybrid group met for the first time.

This is not the first creative journaling class and recovery group Preston has taught at the hospital. She's overseen groups for the past 17 years at its Robert and Beverly Lewis Family Cancer Care Center and Stead Heart and Vascular Center, but said the post-Covid group is different.

"With post-Covid, they're going into unknown territory," she said. "I worked cancer support for 20 years, [hospitals] have a path that says 'Okay, you're probably going to need radiation, surgery, and so forth.' Whereas with post-Covid, there's no set path, and they feel very isolated."

Kimberly Crouch-Phillips, a registered nurse and former hospital case manager, is a recurring presence at meetings.

She tested positive for Covid in October 2021 and was in the intensive care unit days later. Although discharged about a month later, Crouch-Phillips developed post-Covid symptoms such as brain fog and fatigue. Doctors recommended she attend outpatient pulmonary and cardiac rehabilitation and physical therapy services at PVHMC, which she did for three months. She was then referred to Preston's long Covid group.

She's has been attending the recovery group for the better part of a year and said she's seen results. Last November after months of recovery, she saw Elton John perform his final concert at Dodger Stadium. This summer, Crouch-Phillips will go on her first vacation since her diagnosis.

Like many others, it's unclear when her battle with long Covid will cease — it could be days, weeks, months, or years before symptoms subside. Through the long haul though, Crouch-Phillips has developed a new appreciation for the little things in life.

"I just appreciate so much more now that I've been through this and I'm living life again like I should be and experiencing all these good things that are out there," Crouch-Phillips said. "It's absolutely amazing what little things are out there that people don't even realize that are just awesome."

Although open to the public, PVHMC's program is exclusively for patients diagnosed with long Covid. Attendees are required to present a referral from a physician and participate in a screening evaluation at the PVHMC Rehabilitation Services Department. To learn more or schedule a screening, call (909) 865-9810.

Preston hopes to keep the course going for another year — maybe more. For those looking to join or wanting more information, visit pvhmc.org.

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Claremont Courier
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What's happening Claremont?

BY ANDREW ALONZO
calendar@claremont-courier.com

FRIDAY 4/21

• A free **technology assistance lab** hosted by the Claremont Senior Computer Club takes place from 1 to 4:30 p.m. at the Joslyn Center, 660 N. Mountain Ave., open to seniors wanting help with laptops, tablets, phones, or other devices. Computers will also be available. For details, visit ci.claremont.ca.us.

• The Claremont Forum, 586 W. First St., begins its free and public **collage and chill night** at 7:45 p.m. For details visit claremontforum.org/forumevents.

SATURDAY 4/22

• Happy **Earth Day**! Search local events at earthday.org.

• The Pomona Pride Center's annual **Youth Empowerment Summit**, an LGBTQIA+ conference for youth, will begin at 9 a.m. at the Village Academy Conference Center, 1460 E. Holt Ave. The free and open to the public event includes workshops, a resource fair, and panels focusing on LGBTQIA+ topics. Info is at pomonapridecenter.org/events.

• The city of Upland's free and public **Earth Day celebration** begins at 9 a.m. at Greenbelt Park, on the corner of 15th Street and S. Mountain Avenue. Details are at uplandca.gov.

• The Pomona Police Department's free **shred-a-thon event** takes place from 9 a.m. to 1 p.m. at Pomona City Hall, 505 S. Garey Ave. The department will also collect any unused, unwanted, or outdated prescription drugs. For more info visit pomonaca.gov.

• California Botanic Garden, 1500 N. College Ave., Claremont, hosts **wildflower walking tours** at 10 a.m. today, and April 27, 28 and 29. The garden will hold **tram tours** from 2 to 3 p.m. on April 22, 27 and 29. Admission is $15 but CalBG members are $8. Tour details and tickets are at calbg.org.

• The American Museum of Ceramic Art will virtually premiere the prerecorded awards ceremony and exhibition for the **2023 annual High School Ceramics Exhibition** at 10 a.m. The free and public presentation, which features works by 109 students from 13 states and Washington D.C., will be webcast at amoca.org and on YouTube at youtube.com/@AMOCAmuseum.

• Curious Publishing will host the free and open **Packing House Zine Fest**, a print ephemera showcase at the Claremont Packing House, 532 W. First St., Claremont, from noon to 5 p.m. For details visit claremontforum.org/forumevents.

• Poetry lovers are invited to the Friends of the Claremont Library's 2 p.m. **fourth Saturdays poetry reading** with retired lecturer **Cynthia Tuell** and author of "Watts UpRise," **Ron L. Dowell**. The library is at 208 N. Harvard Ave. More info is at facebook.com/fourthsaturdayspoetry.

• The Jeff Cherubin Domond Foundation's 18th annual **charity dinner** begins at 6 p.m. at Chris and Pat Hayes-Shaner's home, 695 Via Espirito Santos, Claremont. The event includes dancing, live entertainment, and an auction. Tickets are $80, with proceeds providing education and medical services to Haiti. Call (909) 851-5522 or (714) 299-9939 to RSVP.

SUNDAY 4/23

• The **626 Golden Streets Heart of the Foothills event**, organized by ActiveSGV, is a clear roads experience where pedestrians can walk, jog, skate, bike and more across Pomona, Claremont, La Verne, and San Dimas streets from 9 a.m. to 4 p.m. Street closures will be in effect throughout Claremont and neighboring cities between 5 a.m. and 5 p.m., including at Bonita Avenue, First Street, College Avenue, and Arrow Highway. Foothill Boulevard will remain open for vehicle traffic. An event map and details are at ci.claremont.ca.us.

• This year's **Sustainable Claremont Earth Day celebration** will take place from 9 a.m. to 4 p.m. during the

Golden Streets Heart of the Foothills event. The free and public celebration features activity hubs, a youth bike rodeo until noon, live music, games, booths, and more, and will take place along First Street in Claremont. For details visit sustainableclaremont.org.

• The committee to elect **Alex McDonald to the Claremont Unified School District Board of Education**, Trustee Area 4, will host a free and public **campaign kick-off event** from noon to 2 p.m. at Cahuilla Park, 1717 N. Indian Hill Blvd., Claremont. Learn more at mcdonald4cusd.com.

• **"Claremont Eclectic: a tour of six local gardens,"** the Claremont Garden Club's annual fundraiser, takes place from 1:30 to 4 p.m. Before touring, attendees must check in between 10 a.m. and 1 p.m. at California Botanic Garden, 1500 N. College Ave. Admission is $20 and includes entry to CalBG on the day of the event and again during the month of May. Advance tickets can be purchased at the Claremont Heritage Garner House, Rio de Ojas, or online at claremontgardenclub.org.

• Meet and greet **California State Assembly candidate Phlunté Riddle** from 4 to 6 p.m. at United Food and Commercial Workers Local 1428, 705 Arrow Hwy., Claremont. Light refreshments will be available. More info is at phlunteriddleforassembly.com.

• **Jazz jam** at Ironbark Ciderworks, 1420 N. Claremont Blvd., suite 107B, Claremont, kicks off at 4 p.m. For more info visit ironbarkciderworks.com/events.

MONDAY 4/24

• Harvey Mudd College's Department of Mathematics and Sprague Gallery team up for a public **joint art exhibit** at the gallery, 320 E. Foothill Blvd., Claremont, today through Thursday, May 11. Gallery hours are 8 a.m. to 5 p.m. Monday through Friday. For details visit arts.hmc.edu/hmc-mathematics or email gallery@g.hmc.edu.

• Pitzer College's free and open to the public **Stephen and Sandra Glass Annual Humanities Lecture** will be held from 4 to 6 p.m. at the Benson Auditorium, 1050 N. Mills Ave., Claremont. The event's speaker is international classicist and the John Rowe Workman Assistant Professor of Classics at Brown University, Sasha-Mae Eccleston. More details are at pitzer.edu/event.

• The **Pomona College Afro-Cuban Music Ensemble** performs a free and open to the public 8 p.m. concert at the Thatcher Music Building, 340 N. College Ave., Claremont. Doors open at 7:30 p.m. Visit pomona.edu/events or call (909) 607-2671 for more information.

TUESDAY 4/25

• Discuss your mental well-being in a safe space and get connected with available resources while enjoying a free cup of coffee at the Pomona Public Library, 625 S. Garey Ave., during **cafecito hour** from 2 to 3 p.m. Also at 2 p.m., a **drug and alcohol support clinic** for English speaking residents runs until 6 p.m. Call (909) 620-2043 for information.

• Today's **Claremont City Council meeting**, at 225 W. Second St. begins at 6 p.m. Agendas are at ci.claremont.ca.us, or at city hall on the Thursday prior to the meeting. To attend virtually, visit zoom.us/j/256208090. To listen in via phone, dial (213) 338-8477.

WEDNESDAY 4/26

• Cal Poly Pomona's music department invites the community to the Pomona Public Library, 625 S. Garey Ave., from 4 to 5 p.m. for a free **music production course**. This week's focus is releasing music. For more details visit pomonaca.gov.

• Claremont's **architectural commission** meets at 7 p.m. in the council chamber, 225 W. Second St. Information is at ci.claremont.ca.us.

THURSDAY 4/27

• Claremont Chamber of Commerce hosts a free **2 p.m. roundtable** at the chamber board room, 205 Yale Ave., to discuss business challenges and solutions. Visit business.claremontchamber.org/events for details or to RSVP.

• Pitzer College alumna and author **Michelle Dowd** discusses her memoir "Forager: Field Notes for Surviving a Family Cult" with sociology professor Phil Zuckerman at 6 p.m. at Benson Auditorium, 1050 N. Mills Ave., Claremont. The forum is free and open to the public. For more information, visit pitzer.edu or call (909) 621-8130.

FRIDAY 4/28

• The **Service Center for Independent Life's spring fling** event begins at 10 a.m. at 107 S. Spring St., Claremont, with free workshops, games, food, music and more. The nonprofit is holding a Krispy Kreme fundraiser, with a dozen glazed donuts for $10 or chocolate iced for $12. Call (909) 621-6722 to order or for more details.

• This week's 12:30 p.m. **movie matinee** at the Blaisdell Senior Center, 440 S. College Ave., Claremont, is "Laura" (1944). In this drama/mystery, a police detective (Dana Andrews) develops feelings for the woman (Gene Tierney) whose murder he is investigating. Guests can enjoy free popcorn, and masks are encouraged. Call (909) 399-5488 for info.

• **Ken Miller**, the Don H. and Edessa Rose Professor of State and Local Government at Claremont McKenna College, will conclude this season's free and open to the public speaker series at the Marian Miner Cook Athenaeum, 385 E. Eighth St., Claremont, with his 12:45 p.m. talk, **"The California Paradox."** For more information visit cmc.edu/athenaeum or call (909) 621-8244.

See more events online at claremont-courier.com

Free Community Seminars

Advances in Hip Replacements

Wednesday, April 26 from 6 to 7:30 p.m.

PRESENTED BY

Luis A. Corrales, MD
Board-certified Orthopedic Surgeon and Program Medical Director of the Revive Joint Replacement Program at Casa Colina

Topics of discussion will include:

- A comprehensive overview of surgical approaches for hip replacement
- The latest and most innovative treatments for hip replacement
- Cutting-edge equipment and technology to improve surgical outcomes
- Same-day discharge: Not just possible but likely!
- Question and answer session

Peripheral Arterial Disease and Foot Health

Thursday, April 27 from 6 to 7:30 p.m.

PRESENTED BY

Chia-Ding (JD) Shih, DPM, MPH, MA
Casa Colina Limb Preservation Program, Assistant Professor of Clinical Surgery, Department of Vascular Surgery, Keck School of Medicine of USC

Topics of discussion will include:

- What is Peripheral Arterial Disease (PAD)?
- Signs of PAD
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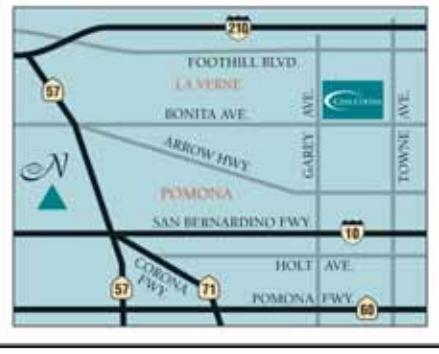

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PITZER COLLEGE

Claremont Club representatives receive Life Saving Award

On July 11, 2022, Clint Lew had a massive heart attack while playing racquetball with friends at the Claremont Club. Norma Perez was nearby, saw Lew was in distress, and ran to the front counter and told staff to call 911. When Perez returned to the racquetball court Lew was lying on his back and breathing abnormally. Bystanders could not feel a pulse and Perez started CPR. Moments later, Claremont Club employee Joanne Livolsi took over chest compressions. At the same time, Livolsi's co-worker Michelle Bassette readied an automated external defibrillator. She administered two shocks with the AED and Lew started breathing.

Los Angeles County Fire Department personnel from Engine 62 and Squad 101 then arrived and took over. Lew was transported to Pomona Valley Hospital Medical Center, where he underwent quintuplet bypass surgery for multiple blockages in the vessels of his heart. His least occluded vessel was 77% blocked, with the largest 99% obstructed. Lew made a complete recovery over the following days with no neurological deficits or major health ramifications. His cardiologist told him he would not have survived if not for the quick actions taken by Perez, Livolsi, and Bassette.

The Claremont Police Department recently recognized the trio with its Life Saving Award. Pictured right are members of the Claremont Police Commission, City Council, Police Chief Aaron Fate, representatives from The Claremont Club, and holding their awards (L-R) are Norma Perez, Michelle Bassette, and Joanne Livolsi, with Mr. Lew (in Hawaiian shirt). Photo/courtesy of Claremont Police Department

OUR TOWN

Library hosts teen poetry contest

by Courier staff

Kids grades seven through 12 have until 6 p.m. Saturday, April 29 to enter Claremont Helen Renwick Library's teen poetry contest.

Winning poems will be published in a booklet anthology. Poems cannot exceed 25 lines or be longer than one page and will be judged in three categories: grades seven and eight, nine and 10, and 11 and 12. The top poem of each category will receive a $50 gift card, second place $30. The top five in each category will be printed and displayed at the library.

Entry forms are available at the library, 208 N. Harvard Ave., Claremont. Completed forms and poems can be submitted there, or by mail, or via email to pespinosa@library.lacounty.gov. Contestants are allowed one entry.

Finalists will be contacted by Monday, May 15 and winners must pick up their prize by Wednesday, May 31. This contest, a first for the library, is sponsored by the Friends of the Claremont Library.

More details are at visit.lacountylibrary.org/event.

TASTE OF CLAREMONT
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Second, third story, new housing approved for former Rhino location

continued from page 3

to reduce the building's massing. The residence would also include a rooftop patio where presumably the future tenants could see the San Gabriel Mountains.

All five units would be accessed by stairways only, skirting the Americans with Disabilities Act due to the limited number of homes being built.

The proposed building's height would be 26 feet for the second story and 30 feet for the third, which is well within the maximum allowable height in the Village of three stories up to 40 feet.

The proposed 254-square-foot outdoor dining space would be located off the existing ally at the back of the building. Future patrons could access the patio directly from the proposed coffeehouse through double doors and from the existing sidewalk along the north side of the building.

The most controversial aspect of the proposed addition was, perhaps not surprisingly, parking. The five new units will have no dedicated parking spots on the property and, of course, future residents cannot park on the street because of Claremont's overnight parking law. Once construction is complete there will be 19 parking spots on the property, all of which will be reserved for customers of the restaurant and the coffeehouse.

This provision struck some on the commission and several people who spoke during public comment as an unworkable situation. However, Hlady said carless living is becoming a common and popular part of urban planning. People who live in these units might work in the Village or at the Colleges, get around on public transportation or by electric bike or possibly work from home. Automobile trips could be made through existing car sharing programs or by using ride hailing apps like Uber.

Prospective tenants would be informed long before they signed a lease that no dedicated onsite parking would be provided, according to the applicant. When La Popular is closed, tenants would be allowed occupy the 19 onsite spots, but the restaurant is expected to stay open until 1 a.m., making that provision rather impractical.

Existing municipal code requires one parking space for each dwelling unit in the Village. However, a relatively new state law, Assembly Bill 2097, prohibits local jurisdictions from having minimum parking requirements for any development within a half mile of a major transit stop.

The property at 330 Yale is well within the half mile radius of the Metrolink train station and the two bus stops on First Street, meaning city planners can't require parking at the site without violating state law.

Mark Hernandez, who represented the applicant during the meeting, said that in recognition of the housing shortage in Claremont and the state, the plan was to create smaller units that would be a perfect spot for young adults, students, or professionals to live in Claremont at a lower price point. (Even after being asked directly for a rent price range on the units the applicant refused to comment.)

The project's architect, Jon Drezner, said the plan was to build creative loft living near transit and the 500-square-foot units were "dead on" as far a size and price for the demographic that prefers a carless lifestyle.

The units would have eight-inch-thick walls with foam insulation that Drezner likes to call the "sleeping bag" for its energy efficiency and sound dampening. All of the windows would be dual glazed for efficiency as well.

The commissioners, with the exception of Melinda Gonzalez, who cast the no vote, expressed a general appreciation for the project even if they did not all agree with the parking restrictions imposed by the state.

Gonzalez took exception to the applicant's expressed desire to market the units for young people, suggesting that to do so would be a violation of anti-discrimination housing laws. She complained that while Claremont may do a fine job planning rental housing for young and old people, it consistently ignores people in the middle who also need housing.

Groundwater still flooding north Claremont homes

continued from page 3

Diggs said the rainfall this winter was the second highest ever recorded in the region. As a result, water has been flowing from three different locations in the hillside directly above and north of the Stone Canyon neighborhood. The only year when the region saw more rain was 2005, before the Stone Canyon homes were built.

"A significant amount of the groundwater impacting homes in the Stone Canyon area is likely coming from the saturated hillside," according to the joint statement.

But some residents, including Larsen, fear the true culprit behind the flooding may be the large amount of water recently released through the San Antonio Dam's floodgates.

The Army Corps of Engineers, which owns and maintains the dam, recorded a 20-foot drop in the water level behind the dam during a 15-day period earlier this month, according to a letter sent from Claremont officials to homeowners in the affected area.

The water being released does not simply flow out to the ocean but is retained in a series of catch basins on Pomona Valley Protective Association land, including several pools near Stone Canyon. The process is overseen by Six Basins Watermaster and is an integral part of groundwater recharging, which is particularly important now given the yearslong drought.

Six Basins officials said the organization had modified spreading operations away from the pools near Stone Canyon "out of an abundance of caution" and water was now being directed to catch basins further south.

"The Watermaster and PVPA will continue to monitor and evaluate the situation," read the joint statement.

"Our field staff is reporting that the lower two [Pomona Valley Protective Association] basins are drying up, showing small amounts of water," City of Claremont Public Information Officer Bevin Handel wrote in an email on Tuesday. "The water has subsided noticeably on Stone Canyon, north of Mount Baldy, and east of Padua. The Appalachian residences west of Padua at the end of the cul de sac remain unchanged. Residences on Moody (on north side, backing to Mount Baldy) are showing reduced water pressure and flow. It appears that the flow on New Hampshire (south side) is subsiding (according to residents' reports)."

The diversion of runoff from the dam appears to be working, according to Larsen, who reports the flooding has stopped for residents on higher ground. He is hopeful this is a good sign for him as well as his lower elevation neighbors who still have significant flows.

Diggs said there is no evidence that the diversion away from the pools near Stone Canyon is the reason flooding has stopped for some residents. He said it's more likely the hillside is simply drying out as it naturally would at the end of the rainy season. As evidence, he cited three waterfalls off of Mt. Baldy Road between Evey Canyon and Shinn Road that were flowing just a few weeks ago which have now dried up or been reduced to just a trickle.

Six Basins Watermaster was created in 1998 as part of a court settlement over the rights of local providers, including Golden State Water Company, that depend on water drawn from the aquifer. It manages the water retention activities across the "six basins" stretching from San Antonio Heights across Claremont to northern Pomona and portions of La Verne.

The Pomona Valley Protective Association is a century-old non-profit that, under the direction of Six Basins officials, is tasked with spreading water collected from San Antonio Creek.

People who live in San Antonio Heights, Claremont, Upland, Pomona, and La Verne depend on this groundwater to keep our taps flowing and reduce the water supplies we import from Northern California and the Colorado River.

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Colorectal cancer: tips for avoiding, detecting

by Beth Donovan
Special to the Courier

Cancer in the colon or rectum, collectively referred to as colorectal cancer, is the third most common type of cancer for both men and women. It is expected to account for over 52,000 deaths in the U.S. in 2023, according to the American Cancer Society. Rates of this cancer increase with age and are higher among Black and Native American people.

This cancer, if detected early, can be successfully treated. Like many cancers, there may not be any symptoms until it is more advanced, so screening adults without symptoms is the key to early detection and treatment.

The current recommendation is to screen for colon cancer starting at age 45 and continue screening until 74 years of age, either through stool-based tests or through direct visualization. The stool-based tests include a high-sensitivity guaiac fecal occult blood test or fecal immunochemical test every year or stool DNA with fecal immunochemical test every one to three years. Direct visualization tests include a colonoscopy every 10 years, CT colonography or flexible sigmoidoscopy every five years or a combination of flexible sigmoidoscopy every 10 years plus fecal immunochemical test every year.

There are numerous options, and one test may be better for an individual because of their risk. If you are in a group that should be screened, talk with your health care provider to discuss which test is right for you.

If a screening test is positive, additional testing may be necessary. During a flexible sigmoidoscopy or colonoscopy, biopsies can be done, and potentially pre-cancerous polyps can be removed for further evaluation by a pathologist.

More information about the specific tests can be found on the Centers for Disease Control and Prevention website at cdc.gov/cancer. If you have a family history of colorectal cancer, you may be advised to start screening at an earlier age.

There are a few ways that you can help prevent colorectal cancer. One way to decrease the risk is to eat a diet that includes lot of vegetables, fruits, and whole grains and less red or processed meats. Staying physically active can also help decrease risk. Following a healthy diet and exercising regularly can also help you maintain a healthy weight, another factor linked to lower colorectal cancer rates. Being overweight or obese not only increases your risk of getting this type of cancer, but it also increases the risk of dying from it. Lastly, smoking cigarettes and drinking alcohol have both been shown to increase your risk of colon cancer.

Since the enactment of the Patient Protection and Affordable Care Act, preventive screening tests as recommended by the United States Preventive Services Task Force, including screening for colon cancer, must be covered by most commercial plans with no cost to the patient. Medicare Part B also covers this service.

It's a good idea to meet with your primary care provider at least annually to make sure you are up to date on preventive screenings and immunizations. If you think you should get screened for colon cancer, you'll need an order from your healthcare practitioner. It is always a good idea to check with your insurance company to make sure that the service is covered as preventive and that it is scheduled at an approved facility.

The US Preventive Services Task Force is a panel of preventive medicine experts who volunteer to review literature and clinical guidelines, develop recommendations for preventive screenings, medications, and counseling, and assign a grade to their recommendations. In 2021, the task force reviewed its previous recommendations from 2016 and reaffirmed its recommendation to screen adults aged 50 to 75 years. It assigned this screening to a grade A, meaning there is substantial net benefit. Also in 2021, the task force added a recommendation to screen adults 45-49 years old. This recommendation was given a B grade, meaning there is moderate net benefit. All grade A and grade B recommendations must be covered by most commercial health insurance plans with no cost to the patient.

You can download an app at uspreventiveservicestaskforce.org and learn which preventive screenings, medications or counseling services are recommended for you.

Claremont resident Beth Donovan, PA-C, practiced as a physician assistant for 20 years and served as chair of legislative affairs for the California Academy of Physician Assistants from 2004 to 2012. She is on the advisory board for Keck Graduate Institute's Physician Assistant Program.

High school sports roundup: April 21, 2023

by Andrew Alonzo
aalonzo@claremont-courier.com

CLAREMONT HIGH

Baseball

Claremont was shutout at Bonita, 7-0, on April 13, but bounced back April 15 to close out the Lions Tournament, winning 4-3 over South East High School in extra innings. The team traveled to Ayala Tuesday and lost, 10-9, again in extra innings. It then hosted the Bulldogs after press time Thursday. The Pack's record is 9-13.

Alta Loma drops by Tuesday, April 25, for a 3:30 p.m. game.

Softball

The Pack won big, 11-2, at Colony Tuesday, then hosted the Titans Wednesday, but results were not made available to the Courier. Bonita stopped by after press time Thursday. The team's record is 4-8.

Claremont's April 13 game at Glendora was rescheduled to a doubleheader Saturday at Cahuilla Park beginning at 9 a.m. Also, the April 14 game against Ayala was moved and will instead also be a doubleheader beginning at 1:30 p.m. Tuesday, April 25 at Ayala.

Boys golf

After a close loss days earlier, Claremont (7-3) exacted its revenge at Bonita on April 13 with a 201-213 win. The Pack hosted Ayala Wednesday, then traveled to the Bulldogs home course after press time Thursday. Results will appear in next week's Courier.

Action continues Monday, April 24, when Claremont participates in the Walnut Tournament. It then hosts Alta Loma the following day before traveling to the Braves Thursday, April 27.

Boys volleyball

The Wolfpack picked up three successive 3-0 shutouts this week: at home against Etiwanda on April 13, at Los Osos the following day, then on Tuesday when Claremont hosted Chino Hills. Its record is 22-6.

The boys were at Upland after press time Thursday, then host Bellflower at 5 p.m. Friday. They will learn their post season fate at 11 a.m. Saturday when Division IV brackets go live at cifss.org.

Boys tennis

The Pack (11-1) welcomed Ayala Tuesday, winning 11-7. The April 13 game at Bonita was made up Wednesday, but results were not made available to the Courier. Alta Loma hosted Claremont after press time Thursday.

Diamond Bar drop by Monday, April 24 for a 3:30 p.m. contest, then Palomares League prelims and finals will be held Tuesday, April 25 and Wednesday, April 26. Action continues at the Ojai Tournament Thursday, April 27.

Boys and girls swim and dive

Both teams suffered losses at Ayala on April 12. The boys (5-2) lost 93-77 and the girls (3-4) fell 107-63. Results from the high school spring meet of champions at Mt. San Antonio College on April 14 and 15 are available at mtsacathletics.com/aquatics.

Alta Loma stopped by Wednesday. Results will appear in next week's Courier.

Boys and girls track and field

Results from the April 12 Colony meet and the 63rd Mt. SAC Relays on April 14 and 15 are at athletic.net.

Palomares League prelims begin Saturday morning at Ayala. Finals will be held Friday, April 28, also at Ayala.

Claremont High blocker Gavin Langhorst sets up a teammate during the Pack's 3-0 home victory over Chino Hills on Tuesday. Courier photo/Andrew Alonzo

Claremont High outside hitter Colby Brogan sends the ball over the net Tuesday during the Wolfpack's 3-0 home victory vs. Chino Hills. Courier photo/Andrew Alonzo

THE WEBB SCHOOLS

Baseball

Results from the doubleheader at Avalon on April 15: Webb won both to improve to 6-5-1, the first 11-4, the second 12-2. The Gauls hosted Pacifica Christian Orange County after press time Thursday.

Webb travels to Tarbut V'Torah Wednesday, April 26. First pitch is at 4 p.m.

Boys golf

The Gauls (8-1) welcomed Western Christian after press time Thursday.

Webb hosts Samueli Academy at 3:30 p.m. Monday, April 24, then travel to Western Christian Wednesday, April 26, for a 2:30 p.m. contest.

Boys volleyball

Webb (3-13) returned Wednesday, losing 3-0 at home against Samueli Academy. The team was at Hamilton after press time Thursday, then hosts Rio Hondo Prep at 4 p.m. Friday.

Boys tennis

The boys (9-0) were at Tarbut V'Torah Wednesday and won, 17-1, then hosted Western Christian after press time Thursday.

Mark Keppel is next up at home Friday, followed by Tarbut V'Torah Monday, April 24. Both games are set for 3:30 p.m.

Coed badminton

Webb (4-5) welcomed Walnut Tuesday and fell 20-1. Rowland came by after press time Thursday.

Play continued Friday at Diamond Bar, to be followed Monday, April 24 at Wilson. Both games are at 3:30 p.m.

Boys and girls swim and dive

The boys (0-2) and girls (2-1) host league prelims at 3 p.m. Monday, April 24.

Boys and girls track and field

Results from the San Gabriel Valley Championships on April 15 at Covina District Field are at athletic.net. Webb host San Joaquin League prelims at 2 p.m. Friday.

Mary Margaret Schuster Anderson

Great-grandmother, 31-year Claremont McKenna College employee

Mary Margaret Schuster Anderson was born April 3, 1949 in Montebello, California. She died on Monday, April 10, 2023 at age 74.

"We look forward to seeing her again someday!" her family shared.

As a child, Mary proclaimed her faith in Christ as her personal savior. She graduated from Montebello High School in 1968, where she played flute in the marching band, and in retirement served on the reunion committee. During her teens, she also belonged to Job's Daughters, Bethel #93, in Whittier, California.

In 1969, she married Bob Anderson (affectionately known as "Bobby.") They were married for 53 years.

She was the administrative assistant for the political science department of the Keck Center for International and Strategic Studies on the campus of Claremont McKenna College for 31 years, and shared her expertise at Journey Community Church in Fontana.

A talented seamstress, she delighted in making things for others. She sewed Easter baskets, Halloween costumes, and doll clothes for her grandchildren. She made dozens of blankets for children at the Ronald McDonald House as well as the Stagi Cornerstone Orphanage in Lokoja, Nigeria.

In retirement, the couple participated in many car shows, where they exhibited their vintage El Camino.

She is survived by her husband Bobby; daughters Shari Anderson Futscher (Danny) of San Clemente, Karen Anderson (Carl) of Riverside, and Jennifer Small (Matt) of Northridge; granddaughters Stephanie and Carly Small, Stephanie Ramirez (Ray) and Sydney Futscher; grandsons Vinnie Anderson and Jackson Futscher; great-grandchildren Richie and Aurora Ramirez; sisters Bertie Wormdahl and Pam Williams (John); and her brother, Randy Norman (Eve).

OUR TOWN

Free youth mental health event in Pomona

Tri-City Mental Health, the Pomona Youth Prevention Council, and other local partners host a youth wellness symposium, "A Happy Me, A Happy We: Learn to Thrive," from 8:30 a.m. to 2 p.m. Saturday, April 29 at Western University of Health Sciences, 309 E. Second St., Pomona.

This free and open to the public event will provide hands-on workshops and interactive activities for youths ages 12 to 18 to help navigate social, mental, and emotional barriers that could arise later in life.

Music, food, and raffle prizes will be included. For more details visit bit.ly/happymehappywe or tricitymhs.org.

Shoes That Fit, Enterprise donate 301 pairs of shoes to Pomona school

On March 27, Claremont nonprofit Shoes That Fit and Enterprise Holdings, the parent company of Enterprise Car Rental and Alamo, recently provided new athletic shoes to 301 students at Barfield Elementary School in Pomona.

"We are very grateful to Shoes That Fit and Enterprise for providing shoes to our students," said Barfield Principal Sarah Vasquez in a statement. "All our students are from a Title I school, so it really is beneficial for them. It gives them the opportunity to wear comfortable shoes on a daily basis so that they are able to play during their recess time, P.E. time, and be very active and fit."

For more information or to learn how to donate shoes, call (909) 492-0050 or email info@shoesthatfit.org.

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The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Miracle Estate LLC, a California Limited Liability LLC Duly Appointed Trustee: Geraci Law Firm Recorded 10/28/2021 as Instrument No. 20211620707 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/16/2023 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA Amount of unpaid balance and other charges: $841,089.57 Street Address or other common designation of real property: 22032 La Puente Road Walnut, CA 91789 A.P.N.: 8709-077-003 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site www.mkconsultantsinc.com, using the file number assigned to this case 221206338. 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First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 221206338 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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PUBLISH: April 21 and 28 and May 5, 2023

NOTICE OF PUBLIC SALE

Notice is hereby given that the undersigned will sell at Public Auction, pursuant to Chapter 10,
Section 21700 of the Business and Professional Code, the property listed below.

Sale will be by open bid starting 2 weeks prior to the final date of WEDNESDAY MAY 10, 2023 at 2:00 pm, ending the sale, on the Website of: StorageAuctions.net

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Cash only. Purchases must be paid at the time of the sale. All purchased goods are sold as is and must be removed the day of the sale. Sale is subject to prior cancellation in the event of a settlement between the
Landlord and obligated party.
3-250 Duarte, D; 3-219 Bullock, S; 1-57 Garcia, G; 3-468 Najar, R; 2-022 Ortega, E; 2-12 Portillo, L
Publish dates: 4-21-2023, 4-28-2023

NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 601 Ridgeway Street, Pomona, CA 91768, May 09, 2023 at 10:00 am. Kimberly Jeffery, clothes, personal items, furniture, appliances; CHARLES COOPER, clothes, furniture, tools and personal items; Fernando Marquez, appliances, clothes, furniture, electronics; Alexandra Ros, Personal items and clothing; Deala Sadduq, Clothing, personal items; Beanfields, Inc., Boxes, office supplies. The auction will be listed and advertised on www.storagetreasures.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 up until the winning bidder takes possession of the personal property.
CN995764 05-09-2023 Apr 21,28, 2023

NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 525 W Arrow Hwy, Claremont Ca, 91711 on May 9, 2023 at 11:30 am. Ivanna Baldonado- Boxes, bags, books, child bed and mattress, dresser, hampers with clothes, cleaning supply, purses, electronics. Reginalde Muller- Totes, bags, holiday decor, stool, cleaning supplies. Edgar Florentino- Clothes, shoes, bbq grill, bins, tool box, car door, shelf, cleaning supplies. Natashia Washington- Sofa love seat, 5 tables w/8 chairs, 4 dressers, refrigerator, electronics, 5 night stands/end tbls. The auction will be listed and advertised on www.storagetreasures.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 up until the winning bidder takes possession of the personal property.
CN995953 05-09-2023 Apr 21,28, 2023

TSG No.: 8767417 TS No.: CA2000286682 APN: 8305-011-012 Property Address: 1563 LAFAYETTE ROAD CLAREMONT, CA 91711 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/28/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 05/11/2023 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/06/2008, as Instrument No. 20081005842, in book , page , , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: CAROL HOUGHTON, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 8305-011-012 The street address and other common designation, if any, of the real property described above is purported to be: 1563 LAFAYETTE ROAD, CLAREMONT, CA 91711 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $ 651,688.49. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2000286682 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2000286682 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0433814 To: CLAREMONT COURIER 04/21/2023, 04/28/2023, 05/05/2023

NOTICE OF SPECIAL EVENT PERMIT

Claremont Graduate University Commencement (File # 23-SEP04)
Date: Saturday, May 13, 2023

NOTICE IS HEREBY GIVEN pursuant to the Municipal Code of the City of Claremont, Alexander Dimare, representing Claremont Graduate University, has petitioned for a Special Event Permit for the Annual Commencement Ceremony.

The Commencement Ceremony is scheduled for Saturday, May 13, 2023, from 9:00 a.m. to 11:30 a.m. with street closures from 5:30 a.m. – 2:00 p.m. Street closures to accommodate the Commencement Ceremony will include Dartmouth Avenue between 8th Street and 10th Street, and 10th Street between Dartmouth Avenue and Columbia Avenue.

NOTICE IS FURTHER GIVEN that the Community Development Director has determined that this permit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304(e) of the CEQA Guidelines in that it involves minor temporary use of land having negligible or no permanent effects on the environment as the proposed special events are of short duration and will not create long-term impacts to the City of Claremont. Therefore, no further environmental review is necessary.

The public review period will conclude on Monday, May 1, 2023. Any interested person is directed to contact Human Services Director, Melissa Vollaro, Human Services Department, 1700 Danbury Road, Claremont, CA 91711, at (909) 399-5493, mvollaro@ci.claremont.ca.us for further information.

Publish: April 21, 2023

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to the Municipal Code of the City of Claremont and the California Environmental Quality Act (CEQA), that the Planning Commission will conduct a public hearing to consider an application by *The First Amendment* for a Conditional Use Permit (CUP) Amendment (File #19-C08AMD). The CUP amendment request is to extend the restaurant's current hours of operation, proposing a closing time of 1:00 a.m., Thursday through Saturday and 11:00 p.m., Monday through Wednesday, in lieu of the previously approved 9:00 p.m. daily closing. The subject property is located at 697 East Foothill Boulevard, Suite A within the College Center Plaza.

The hearing will be held on **Tuesday, May 2, 2023, at 7:00 p.m.** in the City Council Chamber, located at 225 West Second Street and via Zoom. Instructions on how to participate will be detailed on the Agenda, which will be posted on the City Website five days prior to the meeting. At this time, all interested persons are invited to appear and be heard.

NOTICE IS FURTHER GIVEN that the project under review is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15301 (Class 1) for existing facilities, in that the project entails the continued leasing of a recently improved tenant space within a private structure involving a negligible expansion of the restaurant use beyond that which currently exists.. Therefore, no further environmental review is necessary.

The floor plan and hours of operation are available for review at the Planning Division, Claremont City Hall, 207 Harvard Avenue, Monday through Thursday, from 7:00 a.m. until 6:00 p.m. For more information on the proposal, please contact **Planning Aide, Stacy Lee at (909) 399-5321,** slee@ci.claremont.ca.us, or send written comments to P.O. Box 880, Claremont, CA 91711-0880.

Finally, in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a City meeting should contact the City Clerk at 909/399-5461 "VOICE" or 1-800/735-2929 "TT/TTY" at least three working days prior to the meeting, if possible.

PLANNING DIVISION
CITY OF CLAREMONT

Published: April 21, 2023

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A LOCAL NONPROFIT NEWSROOM

T.S. No.: **2018-01074-CA** A.P.N.:**2340-014-014** Property Address: **5848 Wilkinson Ave, Los Angeles, CA 91607**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/15/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **Maksym Tokarev A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **06/23/2005** as Instrument No. **05 1478637** in book —-, page—- **and** of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **05/25/2023** at **11:00 AM** Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: $ 871,644.72 NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **5848 Wilkinson Ave, Los Angeles, CA 91607** A.P.N.: **2340-014-014** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **$ 871,644.72**. **Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2018-01074-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(866)-960-8299**, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case **2018-01074-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 5, 2023 **Western Progressive, LLC, as Trustee for beneficiaryC/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299** https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PUBLISH: April 14, 21 and 28, 2023

T.S. No.: **2017-02531-CA** A.P.N.:**6089-005-042** Property Address: **12107-12109 South Vermont Avenue, Los Angeles, CA 90044**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/28/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **Raul Reynoso, Jr., A Married Man, as his sole and separate property** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **03/07/2007** as Instrument No. **20070494584** in book —, page—- **and** of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **06/01/2023** at **09:00 AM** Place of Sale: **Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650** Estimated amount of unpaid balance, reasonably estimated costs and other charges: **$ 354,454.33 NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **12107-12109 South Vermont Avenue, Los Angeles, CA 90044** A.P.N.: **6089-005-042** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **$ 354,454.33**. **Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site https://www.altisource.com/loginpage.aspx_ using the file number assigned to this case **2017-02531-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(855)-976-3916**, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case **2017-02531-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 12, 2023 **Western Progressive, LLC, as Trustee for beneficiaryC/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299** https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PUBLISH: April 14, 21 and 28, 2023

T.S. No.: **2022-01791-CA** A.P.N.:**2437-032-016** Property Address: **1334 NORTH NIAGARA STREET, BURBANK, CA 91505**

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/29/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **FRANCISCO RAMIREZ AND YOLANDA RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **06/06/2007** as Instrument No. **20071363861** in book —, page—- **and** of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **05/11/2023** at **11:00 AM** Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: $ 467,878.16 NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **1334 NORTH NIAGARA STREET, BURBANK, CA 91505** A.P.N.: **2437-032-016** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **$ 467,878.16**. **Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2022-01791-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(866)-960-8299**, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case **2022-01791-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 29, 2023 **Western Progressive, LLC, as Trustee for beneficiaryC/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299** https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: April 14, 21 and 28, 2023

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PUBLISH **LOCAL**

NOTICE OF HEARING TO CONDUCT ANNUAL DANCE

NOTICE IS HEREBY GIVEN THAT APPLICATION HAS BEEN MADE TO THE LOS ANGELES COUNTY BUSINESS LICENSE COMMISSION TO CONDUCT
ADDRESS OF PREMISES: 18888 E. LABIN CT., B110, ROWLAND HEIGHTS, CA 91748
NAME OF APPLICANT: DIAN ART CENTER / DIAN YU
DATE OF HEARING: 05/24/2023
TIME OF HEARING: 09:15 A.M.
``ANY PERSON HAVING OBJECTIONS TO THE GRANTING OF THE LICENSE MAY, AT ANY TIME PRIOR TO THE ABOVE DATE, FILE WITH THE BUSINESS LICENSE COMMISSION OBJECTIONS IN WRITING GIVING REASONS THEREFOR, AND MAY APPEAR AT THE TIME AND PLACE OF THE HEARING AND BE HEARD RELATIVE THERETO``
OFFICE OF THE COMMISSION:
BUSINESS LICENSE COMMISSION
500 W. TEMPLE STREET, RM 374
LOS ANGELES, CA 90012
CN995387 Apr 7,14,21, 2023

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 23PSCP00140

TO ALL INTERESTED PERSONS:
Petitioners: **RYAN THOMAS FOWLER**
Filed a petition with this court for a decree changing names as follows:
Present name:
RYAN THOMAS FOWLER
to Proposed name:
RYAN DANIEL CALLAGHAN
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

Date: May 26, 2023 Time: 8:30 Dept.: G Room:
Superior Court of California, County of Los Angeles, 400 Civic Center Plaza
Pomona, CA 91766, Pomona Courthouse South
A copy of this *Order to Show Cause* shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
CLAREMONT COURIER, 114 Olive Street, Claremont, CA 91711
/s/ Salvatore Sirna Dated: March 22, 2023
Judge of the Superior Court
Petitioners: Ryan Thomas Fowler,
In Pro Per
611 West 1st. St., Claremont, CA 91711, Ph.#(909) 436-6308
PUBLISH: March 31, and April 7, 14 and 21, 2023

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 23PSCP00141

TO ALL INTERESTED PERSONS:
Petitioners: **BRITTANY MARIE CABRERA**
Filed a petition with this court for a decree changing names as follows:
Present name:
BRITTANY MARIE CABRERA
to Proposed name:
BRITTANY MARIE CALLAGHAN
THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

Date: May 22, 2023 Time: 8:30 Dept.: O Room:
Superior Court of California, County of Los Angeles, 400 Civic Center Plaza
Pomona, CA 91766, Pomona Courthouse South
A copy of this *Order to Show Cause* shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
CLAREMONT COURIER, 114 Olive Street, Claremont, CA 91711
/s/ Thomas C. Falls
Dated: March 22, 2023
Judge of the Superior Court
Petitioners: Brittany Marie Cabrera,
In Pro Per
611 West 1st. St., Claremont, CA 91711, Ph.#(909) 414-4903
PUBLISH: March 31, and April 7, 14 and 21, 2023

T.S. No.: 2022-01835-CA A.P.N.:6030-009-024
Property Address: 139 EAST 83RD STREET, LOS ANGELES, CA 90003

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **SILVIA I. OLIVA AND JUAN C. RODRIGUEZ, WIFE AND HUSBAND, AS JOINT TENANTS** Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 11/06/2006 as Instrument No. 20062455750 in book ---, page--- and of Official Records in the office of the Recorder of Los Angeles County, California, **Date of Sale: 05/24/2023 at 11:00 AM** Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: $ 254,880.42 **NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust.
Street Address or other common designation of real property: **139 EAST 83RD STREET, LOS ANGELES, CA 90003 A.P.N.: 6030-009-024** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $ 254,880.42. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.
NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site https://www.altisource.com/LoginPage.aspx using the file number assigned to this case **2022-01835-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE** NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(877)-518-5700**, or visit this internet website https://www.realtybid.com/, using the file number assigned to this case **2022-01835-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 31, 2023 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/LoginPage.aspx

Trustee Sale Assistant

WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Publish: April 7, 14 and 21.

FICTITIOUS BUSINESS NAME
File No. 2023060826

The following person(s) is (are) doing business as: 1.) **BINGE! CREATIVE** 310 West Indian Hill Blvd, #111, Claremont CA 91711, Los Angeles County. 2.) **BINGE! NETWORK SOLUTIONS**, PO BOX 1391, Claremont, CA 91711, Los Angeles County. Registrant(s): ISN Global Enterprises, INC., 310 West Indian Hill Blvd, #111, Claremont CA 91711. This business is conducted by a Corporation. #NV 2616155.
Registrant commenced to transact business under the fictitious name or names listed above in 03/23. I declare that all information in this statement is true and correct. /s/ Edgar W. Reece, CEO.
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 03/20/2023. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 7, 14, 21 and 28 2023.

APN: 8328-030-001 TS No: CA05000077-22-1 TO No: 8774307 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 27, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 13, 2023 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on July 5, 2007 as Instrument No. 20071599044, of official records in the Office of the Recorder of Los Angeles County, California, executed by LULA PORTER, AN UNMARRIED WOMAN, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1051 E LEXINGTON AVE, POMONA, CA 91766 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $346,697.96 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA05000077-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA05000077-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 11, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA05000077-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766. Order Number 90882, Pub Dates: 4/14/2023, 4/21/2023, 4/28/2023, CLAREMONT COURIER

APN: 8338-032-023 TS No: CA08001158-22-1 TO No: 220516246-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 28, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 9, 2023 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 10, 2007 as Instrument No. 20072084989, and that said Deed of Trust was modified by Modification Agreement and recorded November 24, 2014 as Instrument Number 20141262425, of official records in the Office of the Recorder of Los Angeles County, California, executed by JOHN ORTIZ, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for SUNTRUST MORTGAGE, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1546 N PALOMARES STREET, POMONA, CA 91767 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $446,537.03 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08001158-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08001158-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 30, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08001158-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 90591, Pub Dates: 4/14/2023, 4/21/2023, 4/28/2023, CLAREMONT COURIER

FICTITIOUS BUSINESS NAME
File No. 2023069684

The following person(s) is (are) doing business as: 1.) **DIMITRIOUS** 407 San Francisco Court, Claremont CA 91711, Los Angeles County. Registrant(s): Kareem Collie, 407 San Francisco Court, Claremont CA 91711. This business is conducted by an Individual.
Registrant commenced to transact business under the fictitious name or names listed above in 03/23. I declare that all information in this statement is true and correct. /s/ Kareem Collie, Owner.
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 03/30/2023. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 21, and 28 and May 5 and 12, 2023.

FICTITIOUS BUSINESS NAME
File No. 2023084335

The following person(s) is (are) doing business as: 1.) **NORTH CLAREMONT SECURITY PATROL** 3535 Grand Ave., Claremont CA 91711, Los Angeles County. Registrant(s): Ivan A Hernandez Rivas. 9601 Lomita Ct #204, Rancho Cucamonga, CA 91701. This business is conducted by an Individual.
Registrant commenced to transact business under the fictitious name or names listed above in 04/23. I declare that all information in this statement is true and correct. /s/ Ivan A Hernandez Rivas, Owner.
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 04/17/2023. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 21, and 28 and May 5 and 12, 2023.

FICTITIOUS BUSINESS NAME
File No. 2023082496

The following person(s) is (are) doing business as: 1.) **JV BUSINESS CONSULTING** 924 Majella Avenue, La Verne, CA 91750, Los Angeles County. Registrant(s): Juan Francisco Vasquez, Jr. 924 Majella Avenue, La Verne, CA 91750. This business is conducted by an Individual.
Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Juan Francisco Vasquez, Jr., Owner.
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 04/13/2023. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 21, and 28 and May 5 and 12, 2023.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: EDWARD DAVID MAHOOD
CASE NO. 23STPB03788

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDWARD DAVID MAHOOD.

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

THE PETITION FOR PROBATE requests that BRYAN MAHOOD 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: 05/23/23 at 8:30AM in Dept. 11 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
STEPHEN P. JANIS - SBN 237375
BANKS, GARCIA & JANIS
10788 Civic Center Drive,
Rancho Cucamonga, CA 91730
(909) 980-0677
PUBLISH: April 21 and 28 and May 5, 2023

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 23PSCP00132

TO ALL INTERESTED PERSONS:
Petitioners: **LEONILA QUINONEZ GAMBOA**
Filed a petition with this court for a decree changing names as follows:
Present name:
LEONILA QUINONEZ GAMBOA
to Proposed name:
LEONILA QUINONEZ

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING

Date: May 19, 2023 Time: 8:30 Dept.: G Room: 302
Superior Court of California, County of Los Angeles,
400 Civic Center Plaza
Pomona, CA 91766, Pomona Courthouse South

A copy of this *Order to Show Cause* shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county:
CLAREMONT COURIER,
114 Olive Street, Claremont, CA 91711
/s/ Salvatore Sirna
Dated: March 14, 2023
Judge of the Superior Court
Petitioners: Leonila Quinonez Gamboa
In Pro Per
1762 Waters Ave., Pomona, CA 91766
Ph.# (909) 576-8809
PUBLISH: April 14, 21 and 28, and May 5, 2023

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T.S. No.: **2019-01001-CA** A.P.N.:**2243-007-015** Property Address: **5744 Burnet Avenue, Los Angeles (Van Nuys Area), CA 91411**

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/01/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **Kevin Frederick Montague, A Single Man** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **05/08/2007** as Instrument No. **20071112898** in book —, page— **and** of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **05/23/2023** at **11:00 AM** Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 Estimated amount of unpaid balance, reasonably estimated costs and other charges: $ 737,116.69 NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **5744 Burnet Avenue, Los Angeles (Van Nuys Area), CA 91411** A.P.N.: **2243-007-015** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **$ 737,116.69**. **Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **(866)-960-8299** or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2019-01001-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **(866)-960-8299**, or visit this internet website https://www.altisource.com/loginpage.aspx, using the file number assigned to this case **2019-01001-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 3, 2023 **Western Progressive, LLC, as Trustee for beneficiaryC/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299** https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
PUBLISH: April 14, 21 and 28, 2023

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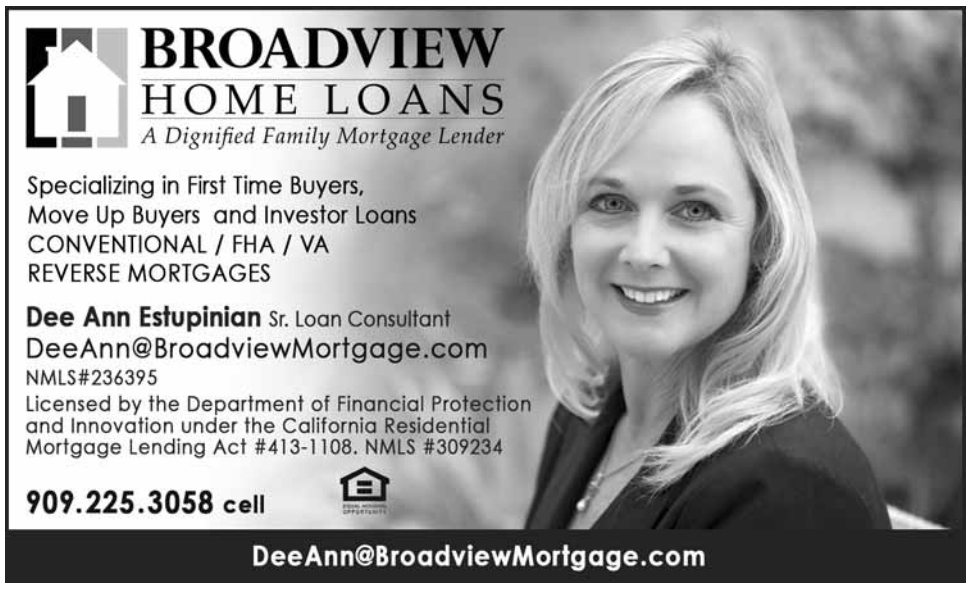
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"Geoff has worked with our family over the years. He is always highly professional. His knowledge of Claremont real estate is Encyclopedic. He always goes the extra mile, including keeping and sending us an important file he had on our house from many years ago — even as we were on the phone asking for it! We look forward to working with Geoff again in the future. AAA+." —*Brian Bobo*

"I cannot say enough positive things about Geoff Hamill. Moving is a stressful process, but Geoff made everything so much easier with our Claremont Village home! He listened to our needs, was patient, honest, and always very professional. He responded to all of our calls andemails promptly, and answered all of our questions thoroughly. His knowledge of real estate and the Claremont area were very apparent." —*Dave and Maria Viola*

For more information, photos and virtual tours, please visit www.GeoffHamill.com D.R.E. #00997900

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GATED COMMUNITY

Luxury and location are yours in this 5-bedroom home. Quiet elegance gracefully leads you through the formal living & dining rooms to expansive kitchen which is a chef's dream! Family room space is perfect for gatherings with cozy fireplace, wet bar, and surround sound. Entertain in the backyard oasis featuring covered patio, built-in rock spa, & full outdoor kitchen. $1,095,000 Laura Dandoy 909-228-4383 (N11763)

ESTABLISHED AREA

Lovingly maintained and updated five-bedroom home sits on a sweeping corner lot with lush manicured lawns and landscaping. Enter to find a completely open space with a great room and spacious kitchen with center island and an abundance of counter space. Extended 3-car garage, RV parking, and a huge backyard with built-in BBQ and sparkling pool. $1,029,000 Laura Dandoy 909-228-4383 (N)860

NORTH UPLAND

This amazing property is surrounded by million dollar homes. Beautiful and spacious, it features a bright and open floorplan with newer windows that bring in an abundance of natural light. Make memories in the family room with its brick fireplace. The extra large lot is a perfect canvas for creating your own backyard oasis. Hurry, this one won't last! $949,000 Laura Dandoy 909-228-4383 (U1713)

LARGE YARD IN CLAREMONT

Beautiful 4-bedroom home has been loved by the same family for years and is finally available for a new owner. Find a bright, open layout and updated kitchen featuring newer cabinets, appliances & granite countertops. Huge backyard has lots of room to add a pool! Close to Chaparral Elementary, Wilderness Park & Thompson Creek Trail. $749,000 Laura Dandoy 909-228-4383 (M1662)

LOVELY POOL HOME

With gorgeous upgrades, this is the home you have been waiting for! Situated at the end of a cul-de-sac, discover high ceilings letting in an abundance of natural light. Upgraded kitchen features custom white cabinetry with granite counters, and the bathrooms are stunning as well! Extra wide driveway with RV parking, two covered patios, and sparkling pool & spa! $535,000 Laura Dandoy 909-228-4383 (W12562)

LIVE IN STYLE

Decorator touches are abundant in this modern and spacious condominium offering the perfect blend of sophistication and relaxation. Be greeting by upscale laminate flooring throughout, contemporary kitchen, and bathrooms featuring designer touches. Enjoy the dual sided fireplace, soaking tub, & balcony off the master suite. Walking distance to the Claremont Village. $475,000 Laura Dandoy (S672)

WELL MAINTAINED

Many improvements include updated bathrooms, and sparkling clean kitchen with neutral tile counters & gorgeous back splash. A true gem, this home is ideally located for easy commuter access to downtown Los Angeles. Floor-to-ceiling stone fireplace, and a huge backyard featuring covered patio, mature landscaping with fruit trees, and lots of privacy. $859,000 Laura Dandoy 909-228-4383 (C5421)

TIMELESS ELEGANCE

Luxurious living at its finest, an absolute entertainers delight! Impress your guests with favorite cocktails served from the bar area, and prepare culinary items in the open concept kitchen with 3 ovens. Upgraded living spaces from the curved staircase, office/library, and primary suite features dual-sided fireplace and balcony. Great location with gorgeous mountain views. $1,348,000 Laura Dandoy 909-228-4383 (N322)

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