

## Yes, kids do like yoga

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Yoga student Addie Webb, left, along with her mother and instructor Elizabeth Webb practice the Lion's breath exercise at Claremont Yoga on Wednesday. Though the session is over for the month of July, the group hopes to bring back the fun hybrid yoga and art class in August. COURIER photo/Andrew Alonzo



### Troop 407's big adventure

Philip Quintanar, a Boy Scout from Troop 407 in Claremont, readies and prepares his hiking backpack on Saturday at the Claremont United Church of Christ. Since 2018, the Boy Scout Troop has been training and making arrangements to travel to Philmont Scout Ranch, an iconic destination that nearly all the boys visit during their time as a scout. COURIER photo/Andrew Alonzo

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### Council votes to eliminate SRO at schools

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### Hotel Casa 425 welcomes guests with a friendly new normal

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### VIEWPOINT: Sports commentator criticizes Angels phenom for not speaking English

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# Council sides with students in eliminating the SRO position

by Steven Felschundneff  
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Reflecting a growing nationwide trend, the Claremont City Council unanimously approved a plan to “redesign” public school safety, including reassigning the armed and uniformed student resource officer.

Tuesday’s action during the regular city council meeting represents a crucial step in implementing the findings of the Claremont Police Commission’s SRO ad hoc committee, which was tasked with evaluating Claremont’s program. The committee’s resolution came to the council with several significant revisions including a stipulation that no loss of police staffing or funding be included.

The ad hoc committee’s recommendation would have “discontinued financing” of the SRO position effective June 30, 2022, and reassigned officer Jennifer Ganino to “an appropriate lateral designation with a secondary assignment to the Claremont Unified School District for student-specific service calls.”

However, commissioner Caleb Mason objected to the “discontinued financing” wording and wanted guarantees the police department would maintain adequate staff to patrol the city if the SRO was reassigned.

“Effective June 30, 2022, provided that funding is available to ensure no loss of coverage, staff or police officer positions, that the city re-designate the school resource officer to a lateral designation within the police department with a secondary assignment to the Claremont Unified School District to respond to student/school related calls, pending the completion of the redesign of school safety and wellbeing programs by the representative working group,” read the recommendation as passed.

Because the SRO is jointly funded by the city and the Claremont Unified School District, changes to the program must also be approved by the Board of Education. The district has been working through the process on its own and may be discussing the issue at a board meeting in August.

The Claremont Student Equity Coalition has been lobbying public officials for over a year to end the



Claremont Student Equity Coalition co-founder Asiya Junisbai, center right participates in a protest on Monday, calling for the end of the school resource officer program in Claremont. The Claremont City Council voted that night 5-0 to reassign SRO officer Jennifer Ganino and begin a year-long process to reimagine school safety in Claremont. COURIER photo/Steven Felschundneff

student resource officer program, which funds an armed, uniformed officer on Claremont’s public school campuses.

Jayla Sheffield, who is a co-founder of the Claremont Student Equity Coalition and a rising senior at Pomona High School said it would be an embarrassment if Claremont’s city leaders did not decide to reassign the SRO.

During a protest on Monday, she expressed frustration that it took nearly a year since the student group began attending city meetings to express their opposition to the SRO program for the matter to finally get to the council. The students maintain the presence of the SRO creates a hostile learning environment, par-

ticularly for students of color, and has never been shown to be effective in improving school safety.

“There was no concrete evidence that it [SRO] has been beneficial in Claremont,” Ms. Sheffield said. “If they [defenders of the program] are saying that the SRO program is not a problem, it’s also clear that it’s not a good thing either.”

Earlier this month Pomona Unified Board of Education passed a budget that did not include funding for its on campus officers, including the one at Ms. Sheffield’s school. In place of the SRO, Pomona Unified will have proctors trained in de-escalation skills, an idea that students in Claremont would like to see

continued next page

## A website built to **connect** Claremont.

# Claremont Courier

A LOCAL NONPROFIT NEWSROOM

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### TIP#2

Want to listen to COURIER stories on a podcast? Just scroll down our homepage to find the podcast hub.

# Gaming THE SYSTEM

Part four

## The wild west

by Mick Rhodes

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Creating or paying someone to create fake online reviews is potentially illegal under Section 13(b) of the Federal Trade Commission Act (“FTC Act”), 15 U.S.C. § 53(b), as well as in the California Business and Professions Code, section 17200.

“Here, potentially it’s a violation of FTC rules, because if the company knew about it, it would be considered an endorsement,” said Claremont-based consumer attorney, and “lawyer fighting for the people,” Scott Glovsky. “And if they paid for the endorsement, they’re required to disclose who paid for it, and that it was paid for. Because under the FTC regulations, this could be considered an undisclosed paid endorsement.”

But the FTC’s enforcement arm is grossly underfunded and undermanned, said both Mr. Glovsky and Jason Brown, online review specialist and consumer advocate who runs [www.reviewfraud.org](http://www.reviewfraud.org).

“It really is the wild west and these social media sites or review platforms are just basically looking the other way, because they just don’t really have a way of really tackling it until they’re forced to,” said Mr. Brown.

The FTC has prosecuted similar cases in the recent past, including a \$12.9 million judgment in February 2019 against Cure Encapsulations, Inc. and its owner, Naftula Jacobowitz, for boosting the company’s Amazon ranking by purchasing fake reviews.

Mr. Glovsky also said a state court could potentially consider Rooter Hero’s actions an “unfair business practice,” which is a violation of the California Business and Professions Code, section 17200, which prohibits unfair or unlawful business acts or practices.

Rooter Hero COO John Bergeron was at first cooperative with the COURIER’s investigation, sitting for two lengthy interviews. He was given multiple opportunities to come clean about the company’s fraudulent online reviews, but was steadfast in his denial of any wrongdoing from Rooter Hero.

Once it became clear the COURIER would be reporting on Rooter Hero’s fake reviews, Mr. Bergeron stopped returning our calls.

The COURIER also made multiple attempts to interview Rooter Hero’s CEO, John Akhoian. All were unsuccessful.

### Fake reviews drive business

All those fake five-star reviews give Rooter Hero’s ratings on the various platforms—Facebook, Google, Yelp, et al—a major competitive edge. They skew its ratings and influence how consumers spend their money based on fraudulent data.

Internet searches give priority to highly rated companies, so Rooter Hero’s fake reviews cause its rating to go up, and in turn, its name to show up closer to the top when consumers search for a plumber.

The Roberts’ called Rooter Hero specifically because their name came up at the top of their search, with a five-star rating.

Mr. Bergeron had two explanations for the irregularities on Rooter Hero Inland Empire’s Facebook page. He posited the company’s 46 fake Facebook “recommends” from January 16, 2020 had emanated from people who simply moved to Southern California and neglected to change their home location on their profiles. He also offered they could all have been landlords, managing Southern California properties from out of state.

Told his explanations were highly implausible, he responded thusly:

“Here is my statement on that point,” Mr. Bergeron



said. “We don’t know, really, okay, why. And we do not manufacture reviews and ratings, okay? There’s categorically, absolutely, no one who is a volunteer or a paid professional who does that with respect to Rooter Hero.”

But clearly, someone is.

“iBoost is doing their marketing,” said Mr. Brown. “In 2017 a buddy of mine, he went in and started reporting 41 fake profiles that he found had been leaving reviews for iBoost and iBoost customers. One of those reviewers, Barbara Jenkins, after Google took out the reviews she had left in 2017, managed to review countless Rooter Hero locations after Google had already wiped out her previous reviews. So, all signs point back to iBoost as being the marketing company in charge of buying and facilitating the fake reviews for Rooter Hero.”

If you would like to review our complete four-part investigation, please go to our website and search for “Gaming the System.”

### A small victory

As a result of the COURIER’s investigation, an internal Rooter Hero audit of the Roberts’ job revealed the tech had “miscoded” the repair, and the company refunded the elderly Claremont couple \$700.

Even with that refund, they paid \$1,382 for the job, roughly double what several local plumbing outfits, big and small, said they would have charged.

### Knowledge is power

Avoiding being taken advantage of by a contractor is simple, but it takes diligence.

“Before hiring a contractor, we encourage consumers to get three bids, ask for and check references, and check the license on CSLB’s website at <https://cslb.ca.gov>, or by calling (800) 321-2752,” said Joyia Emard, Public Affairs Manager for the California Contractors State License Board.

“Consumers should know that contractors can only request or receive a contract deposit of 10 percent or \$1,000 in advance, whichever is less,” Ms. Emard added. “Also, we advise consumers not to pay for work in advance, but to make progress payments as work is satisfactorily completed—which is in compliance with California contract restriction.”

If you are having issues with a contractor, you should document things in writing, and if necessary, file a complaint with CSLB.

And of course, be skeptical of irregularities in a contractor’s online reviews. If in doubt, contact reviewers through the various platforms and ask them directly about their experiences with the company in question. You can also do a deep dive into a contractor’s ratings over at the Better Business Bureau at <https://www.bbb.org>.

### ‘That just wasn’t being done’

Sixty-year-old Charlie Hopkins has owned Whest Koast Plumbing, in Rocklin, since 1997, but he’s been a plumber for more than 40 years. He got into the trade straight out of Sylvania Northview High School, in Sylvania, Ohio, in 1978.

He’s been around long enough to have seen firsthand the many changes the plumbing business has gone through in his verdant slice of California, 22 miles northeast of Sacramento.

The trend toward a commission-based predatory billing model has impacted him to the point where he says it’s soured him on his life’s pursuit.

“Pretty much it has,” Mr. Hopkins said. “I know we can’t really grow beyond where we are at. I’ve gotten too old to want to train any more people. The two guys I have, they’ve got about combined 18 years’ experience. I trained them, and they’ve left and come back. They will not go anywhere else ever again.”

“The things that I’ve been told that are going on out there that I kind of thought were ... I came from a generation where that just wasn’t being done.”

## SRO eliminated at CHS

implemented here.

The host of recommendations passed by the council includes expanding training officers receive in de-escalation and student mental health issues; expanding direct students access to mental health professionals; expanding teacher and staff training in behavior management to reduce student misbehavior that would require police response; and requesting that the police department provide updated reports on SRO citations and arrests in winter and summer 2022.

“There is a side you should be on with this topic, you should be on the side of mental health, you should be on the side of more counselors for schools,

on the side of not policing kids,” Ms. Sheffield said.

The action also creates a panel of stakeholders including students from the middle and two public high schools, police representatives, city and school officials, parents, and community leaders who would be “tasked with reimagining school safety in Claremont schools and designing a new program that reflects the needs of students, staff, and the community.”

“What we are really recommending is redesigning safety from the ground up with an equity lens,” commissioner Becky Margiotta said during the June 3 police commission meeting.

While the SRO program remains popular with parents and CUSD’s educators, during Tuesday’s meeting the overwhelming majority of residents who

spoke during public comment favored eliminating the position.

The council expressed gratitude for officer Ganino’s performance and dedication to her job and several members said that their support for eliminating the SRO position was contingent on sufficient funding to support her lateral transition. Members of the ad hoc committee have emphasized all along the recommendations to change Claremont’s school safety program in no way reflects poorly on Officer Ganino, saying “it’s the program not the person.”

# VSSP implementation tied to new housing ordinance

by Steven Felschundneff  
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During yet another grueling and protracted meeting, the Claremont City Council approved the Village South Specific Plan on Tuesday, a crucial step in reshaping the future of the Claremont Village.

The council unanimously approved the VSSP with its long list of guiding principles, design and development guidelines for any construction within the plan area; rezoning the site from business industrial park, commercial highway and commercial professional to the new Specific Plan Area No. 15, Village South Specific Plan; and a general plan amendment adding a new land use designation, Indian Hill/Village South transit-oriented mixed use, including a change to the land use map to show the entirety of the plan area as mixed use.

Last month the council deadlocked on approving the VSSP over the issue of discretionary parking reductions, which would allow builders the option of including fewer parking spaces in development plans under specific conditions. The planning commission tweaked the parking reductions during its most recent meeting, sending the revised document back to council.

Language in the original document allowed for parking reductions of 20 percent for both unbundling and car sharing, plus an additional 10 percent for both long and short term bicycle parking, for a maximum total of up to 60 percent. Staff revisions, which became part of the final VSSP, lowered unbundling to 15 percent, car sharing to 10 percent and short and long term bicycle to five percent each, for a total of 40 percent.

Unbundling is the practice of selling residential units and parking spaces separately which provides a financial incentive for buyers to reduce the number of cars they own. The practice encourages residents to find alternative ways to get around—walking, riding a bike or taking public transportation—which is also a key element of transit oriented developments such as the ones that the VSSP would create.

A builder can also receive a substantial parking reduction by implementing a shared parking program where the same spot is used by different entities at different times of the day.

Mayor Pro Tem Jed Leano said he would prefer to see the parking numbers that were in the VSSP originally passed by the planning commission but he was satisfied the compromise language would still achieve the creation of transit oriented developments.

“I support the policy that we actually build a transit oriented development. That we build a project that prioritizes housing people over cars, promotes walkability, uses of bikes, uses of alternate modes of transportation besides vehicles,” he said.

The council also approved the final environmental

city had planned to update the ordinance this year to ensure that affordable units actually get built.

In response, city staff proposed including language in the VSSP document that would delay its implementation until after the council approves a inclusionary housing ordinance.

This proposed change brought a flurry of opposition from both residents around the VSSP site as well as officials from the development company behind South Village, which will likely be the first applicant under the VSSP.

Residents of south Claremont argue the bulk of Claremont’s affordable housing is already in their neighborhood and the change to the VSSP would mean even more would be constructed. The builder expressed fear that, after waiting years to get the project of the ground, this requirement would create even more delays.

Much of the discussion focused on subsidized affordable housing,

which Claremont must plan for under its upcoming housing element update as part of the Regional Housing Needs Assessment. However, Principal Planner Chris Veirs told the COURIER that a different type of “affordable” unit could very well be the salve for Claremont’s housing woes.

He described the increased density, with some five-story buildings that include both for sale and rental apartments in the 1,000-foot range that would be financially approachable by a large proportion of people who may have good incomes but still cannot afford a median single family home in Claremont, which is currently \$803,000. These homes may rent for about \$2,000 per month, compared with a more than \$4,000 per month mortgage on the entry level single family residence.

“[The VSSP] creates a vibrant new neighborhood in Claremont that will provide a new kind of housing

**continued on page 12**

**TABLE 2 - PARKING REDUCTIONS SUMMARY TABLE**

Discretionary Parking Reduction (Plan Section #)	Original Maximum	Revised Maximum (Staff Recommend.)	Range of Acceptable Reductions (From P.C.)
<b>Unbundling</b> - (3.9.B.8.a)	20%	15%	15% to 20%
<b>Car Sharing</b> - (3.9.B.8.c)	20%	10%	10% to 20%
<b>Bicycle Parking</b> - (3.9.B.8.c)			
• Short-Term Bicycle Spaces	10%	5%	5% to 10%
• Long-Term Bicycle Spaces	10%	5%	5% to 10%
<b>Totals*</b>	<b>60%</b>	<b>35%</b>	<b>35% to 60%</b>

impact report by a vote of 3-1 with councilmember Corey Calaycay voting no because he felt that the FEIR did not adequately address the potential contamination of soil and ground water from trichloroethylene (TCE), an issue that was of great concern to some local residents.

Councilmember Sal Medina recused himself from the discussion and vote, because his business, Packing House Wines could be impacted by the VSSP, creating a conflict of interest.

Proponents of affordable housing have long advocated for including language in the VSSP that would require a certain percentage of units in each new development be classified as affordable for low and very low income people. The current ordinance allows developers to choose either offering a small percentage of units at below market rates or paying an in lieu fee. In the roughly 10 year since it was passed, no builder has opted to offer the affordable units. The

## Cases and hospitalizations rise as delta sweeps the region

by Steven Felschundneff  
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New coronavirus cases in Los Angeles County continue to climb as the delta variant spreads across the region.

Los Angeles County Department of Public Health reported 1,315 new cases on Wednesday—the highest number recorded in months. This is the sixth consecutive day when more than 1,000 new cases have been reported. The county also reports nine additional deaths.

The daily case rate has risen to 3.7 infections per 100,000 people, up from 1.2 percent two weeks ago and the test positivity rate has increased to 2.5 percent from 1.2 over the same period of time.

The spike in new cases is largely being driven by young people, a group that is also less likely to be vaccinated. The county is reporting that 83 percent of new cases are people under 50, while 70 percent are in the 18 to 49 age range. About one in four people 18 to 25 say they either probably or definitely won’t get vaccinated against COVID-19, according to a study by University of California San Francisco.

Hospitalizations have also risen, although more moderately. After bottoming out around 200 in mid-June, the county is now reporting 398 people currently hospitalized with COVID-19, up from 274 last Wednesday. Twenty-four percent of patients hospitalized are in ICU. While the death rate has remained mostly flat, it is a trailing indicator which takes weeks to catch up with the case rate.

The delta variant has been the most commonly sequenced since the beginning of June and accounted for 54 percent of samples analyzed from June 20 to 26. This is consistent with national trends, for which delta accounts for about half of cases.

On Wednesday public health officials repeated their recommendation that everybody wear masks in indoor public settings, regardless of vaccine status.

“With increased COVID-19 transmission among unvaccinated people, Public Health encourages those that are eligible for COVID-19 vaccination and not yet vaccinated, to get vaccinated without delay. It takes time before you are considered fully vaccinated,” L.A. County Public health official said in a news release.

The good news remains that the vaccination is almost 100 percent effective at preventing infection

from the delta variant. Of the nearly 5 million residents who are full vaccinated, about 0.06 percent later tested positive, 0.004 percent were hospitalized and just 21 people, or 0.0004%, died of their infections.

This of course means almost 100 percent of the people becoming sick during the current surge are unvaccinated. However, because nearly 60 percent of the eligible population is inoculated, public health officials said hospital overcrowding, and new stay at home orders, remain unlikely.

Claremont is not immune to the new surge. After weeks of reporting almost no new infections, the county is now saying 10 people tested positive in the last week for a cumulative total of 2,365. The number of deaths has been revised down by one for a total of 59.

One possible explanation for the rise of Claremont’s cases is that the local vaccination drive has stalled out at just over 63 percent. Shortly after the vaccine became available to most adults, Claremont was among the top 10 communities with the highest vaccination rates, sharing this distinction with affluent neighborhoods including Beverly Hills and Palos Verdes Estates. Now we lag far behind other much less well off municipalities, including Commerce at 74 percent, El Segundo at 80 percent, Monterey Park at 81 percent and San Gabriel at 78 percent.

**POLICE BLOTTER**

By Mick Rhodes

**Wednesday, July 7**

A 54-year-old unhoused man who allegedly threw a Stater Bros. employee to the ground in the course of an attempted robbery was arrested on felony charges. Multiple store employees managed to detain the man prior to the police arriving on the scene at 1:47 p.m. at 1055 W. Foothill Blvd. Witnesses say the man had loaded up a shopping cart and backpack with Tide laundry detergent pods valued at \$120 prior to the melee. A records check turned up on outstanding felony warrant, and a search allegedly revealed a methamphetamine pipe. The man was arrested for robbery "using force or fear," a felony, misdemeanor possession of drug paraphernalia, and the warrant. He was booked and held in the Claremont jail before appearing for his arraignment in Pomona Superior Court on July 9.

Claremont police responded to a 10:18 p.m. domestic violence call at the ever popular Claremont Lodge, 636 S. Indian Hill Blvd. The victim, a 35-year-old Duarte woman, said her ex-boyfriend, a 28-year-old man from Ontario, had beaten her, stolen her purse and phone, and "dragged her across the parking lot of the motel and into his car," according to police. The woman managed to escape from the man's car and run to a nearby liquor store, where she dialed 911. Arriving officers say the woman had a black eye and bruises on her face and body, but the suspected assailant had escaped. After an investigation, Claremont police located the man the next day at 2359 Grove Ave., Ontario, and arrested him for domestic vi-

olence, robbery, and kidnapping, all felonies, as well as the misdemeanor charge of violating a court order to stay away from the victim. He was booked in Claremont before heading off to Pomona Superior Court to be arraigned.

**Thursday, July 8**

Police responding to a call regarding an intoxicated man at Fourth St. and Yale Ave. arrived at 1:46 p.m. and allegedly found Samuel Gonzalez, 29, from Pomona, standing aside his bicycle with a beer can next to him. A field sobriety test allegedly indicated Mr. Gonzalez was drunk, so he was arrested on the misdemeanor charge of drunk in public, and spent the afternoon and evening in the Claremont jail before being released with a citation to appear in Pomona court.

**Friday, July 9**

Claremont PD were called to Rocky Liquor, 1045 W. Foothill Blvd., at 10 a.m. regarding a man passed out in the driver's seat of his car, which was running. The apparent early morning bender ended badly for Pomonan Alexis Mendoza, 23, after cops administered a field sobriety test and determined he was drunk. Mr. Mendoza spent the day sobering up in the Claremont jail before being released with a citation to appear in court for the misdemeanor DUI charge.

Police responded to a 10:54 a.m. call from a passerby, who reported a suspicious person hanging around the elevators at the parking structure at 470 W. First St. Arriving officers questioned Derek Quinonez, 24, from Los Angeles, and a search allegedly turned up a small baggie containing methamphetamine in his pants pocket. Mr. Quinonez was arrested for misdemeanor posses-

sion of a controlled substance, booked and released with a citation to appear in Pomona court.

At about 1:30 p.m. Claremont police located a 2007 Honda Accord that had been connected to package thefts in the area. They pulled over the vehicle and questioned the driver, Richard Barrozo, 33, from Pomona, who at first gave them a false name. The officers say they saw six Amazon packages in plain sight on the back seat. Assisting officers then drove to the three homes listed on the packages, spoke with the residents, and determined the packages had been stolen. After returning the packages to the rightful owners, Mr. Barrozo was arrested for possession of stolen property. A records check revealed a no-bail felony warrant out of San Bernardino County, and that he was on active felony probation for a prior burglary conviction. He was booked and issued a citation to appear in Claremont before being transported to West Valley Detention Center in Rancho Cucamonga to face a judge on the felony warrant.

**Saturday, July 10**

The 31-year-old unhoused man who was the subject of a recent Courier profile was arrested again, this time for felony burglary, after a resident in the 300 block of Brooks Ave. called police at 12:53 a.m. after hearing someone inside his condominium. The alleged burglar had fled by then, and the resident found an unlocked side door and saw that property was missing. Officers searched the area and quickly located the unhoused man sitting in the carport of the complex, allegedly in possession of the missing items from the condo. The property was returned, and the man was arrested, booked, and held until July 13, when he appeared for his ar-

raignment in Pomona Superior Court on the felony burglary charge.

**Sunday, July 11**

Police were summoned to the AM/PM market and gas station, 701 E. Foothill Blvd., at 1:22 a.m. regarding a man allegedly tearing down signs in the parking lot. Arriving officers questioned 38-year-old Jurupa Valley man Kevin Cowen, and determined he was under the influence of a controlled substance, likely methamphetamine, and that he was in possession of a glass meth pipe. He was arrested on two misdemeanor charges, booked and issued a citation before being transported to Pomona Valley Hospital Medical Center for medical treatment for an existing medical problem unrelated to his arrest, police said.

Police on patrol at 1:29 a.m. near Arrow Highway and Indian Hill Blvd. pulled over a car driven by Pomona resident Paul Ortiz, 30, for an alleged equipment violation. During questioning and a subsequent field sobriety test, they determined Mr. Ortiz was under the influence of alcohol, and arrested him for DUI and driving without a license, both misdemeanors. He spent the rest of the morning detoxing in the Claremont jail before being released with a citation to appear.

**Tuesday, July 13**

Claremont cops responding to 10:10 p.m. traffic collision near Auto Center Dr. and Indian Hill Blvd. ended up arresting Byron Iraheta, 33, from Montclair, for felony child endangerment after allegedly determining the man, who was a party in the two-car collision, was driving drunk with his 12-year-old son in the car. Mr. Iraheta was also charged with misdemeanor DUI.

**Truth summit starts on July 18**

Scripps Presents is supporting the 2021 Truth and Reconciliation Conversations Global Summit, taking place July 18 and 19.

"Racism is one of the most urgent challenges facing humanity," read a Scripps press release. "Through truthful conver-

sations, we can begin to navigate this challenge, paving the way to better understand one another."

Register for this free event at <https://trcglobalsummit.org/>.

"The summit will premiere a thought-provoking documentary that illuminates

the process of reconciliation through the stories of men and women who have confronted racial challenges throughout their lives," read the release. "Attendees will have access to engaging workshops and provocative on-stage panels with global leaders to deepen their understanding of

how to communicate about race and what steps to take in order to move forward.

"In a time when silence is no longer an option, it is more important than ever to start the conversation." More info is at <https://trcglobalsummit.org/>.



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**A revised affordable / inclusionary housing ordinance**

Some of the members of Inclusive Claremont participated in the writing/design of the current Affordable/Inclusionary Housing ordinance and we feel that it has been a failure, in that virtually no low or very low housing has been built since its inception. Instead, developers have chosen only to build moderate housing.

Moreover, the basic structure of the affordable units needs to be changed. Currently, the idea is that a developer builds some housing, with some percentage of those designated as moderate, low or very low-income housing, to be sold to folks who have specified percentages of the level of median family income in L.A. County. We now think that this is an inadequate approach.

Instead, we propose that the new ordinance be built on two new principles.

1. Claremont should designate specific percentages of the new housing that must be designated and made available as moderate, low and very low-income

prices. Developers should no longer be given a choice, since it is clear that they will consistently choose to make available only moderate level housing.

2. We recognize that it may simply not be feasible for a developer to build single family market value housing, and then make some percentage of that housing available at affordable income levels, even with support from various county, state or federal housing programs. So, we propose that the new ordinance allow for building mixed housing developments, to include one or more multi-family structures, of two or three stories. These apartments would be required each to be on a single floor, with elevator access, and of various sizes including one, two and three bedrooms, with one or two bathrooms. Some of these would be sold at market prices and some would be designated for moderate, low and very low-income families. This sort of facility would attract seniors who might want to move from much larger, multi-story places, as well as persons/families with considerably

**READERS COMMENTS**

more than the county median income, but without the income, or perhaps the desire, to live in a single-family place. And it would be feasible for some portion of the apartments in such a multi-home building to be made available as affordable housing.

NOTE: We are not recommending that all the apartments in such a building be designated as affordable. We do not recommend a building be solely designated for affordable housing at whatever level, moderate, low or very low-income. Rather, we recommend that one or more multi-family structures be allowed to be built in a development with single family structures and that some portion of the units in such multi-family structures

be required to be made available at affordable housing prices.

**Andy Winnick  
Mike Boos  
DD Wills  
Mita Banerjee  
Joseph Lyons**

**LETTERS FINE PRINT**

Send readers' comments via email to [editor@claremont-courier.com](mailto:editor@claremont-courier.com). We do not prefer mail or hand-delivery, but will accept letters if no other options are available. Keep in mind this could impact when a letter is published because of snail mail and the need to be retyped. Send to 114 Olive St, Claremont, CA 91711. The deadline for submission is Wednesday at 3 p.m. *Letters are the opinion of the writer, not a reflection of the COURIER.* Letters should not exceed **300 words**. Viewpoints should not exceed **700 words**. We cannot promise publication of letters.

**School Year 2021 - 2022  
Public Media Release for Free and Reduced-Price Meals**

Claremont Unified School District announces its policy to serve nutritious meals every school day under the NSLP National School Lunch Program, School Breakfast Program, and/or Afterschool Snack Program. Effective July 1, 2021 through June 30, 2022, children are eligible for free or reduced-price meals if the household income is less than or equal to the federal guidelines.

FREE ELIGIBILITY SCALE FOR LUNCH, BREAKFAST						REDUCED ELIGIBILITY SCALE FOR LUNCH, BREAKFAST					
Household size	Year	Month	Twice a Month	Every 2 weeks	Week	Household size	Year	Month	Twice a Month	Every 2 weeks	Week
1	\$ 16,744	\$ 1,386	\$ 898	\$ 638	\$ 322	1	\$ 23,828	\$ 1,986	\$ 993	\$ 917	\$ 458
2	\$ 22,846	\$ 1,888	\$ 944	\$ 671	\$ 436	2	\$ 32,227	\$ 2,688	\$ 1,343	\$ 1,240	\$ 620
3	\$ 28,548	\$ 2,379	\$ 1,190	\$ 1,088	\$ 548	3	\$ 40,626	\$ 3,386	\$ 1,693	\$ 1,563	\$ 782
4	\$ 34,450	\$ 2,871	\$ 1,436	\$ 1,325	\$ 663	4	\$ 49,025	\$ 4,088	\$ 2,043	\$ 1,886	\$ 943
5	\$ 40,352	\$ 3,363	\$ 1,682	\$ 1,552	\$ 776	5	\$ 57,424	\$ 4,786	\$ 2,393	\$ 2,209	\$ 1,105
6	\$ 46,254	\$ 3,855	\$ 1,928	\$ 1,779	\$ 890	6	\$ 65,823	\$ 5,486	\$ 2,743	\$ 2,532	\$ 1,266
7	\$ 52,156	\$ 4,347	\$ 2,174	\$ 2,006	\$ 1,003	7	\$ 74,222	\$ 6,186	\$ 3,093	\$ 2,855	\$ 1,428
8	\$ 58,058	\$ 4,839	\$ 2,420	\$ 2,233	\$ 1,117	8	\$ 82,621	\$ 6,886	\$ 3,443	\$ 3,176	\$ 1,589
For each additional family member, add:						For each additional family member, add:					
	\$ 5,902	\$ 492	\$ 246	\$ 227	\$ 114		\$ 8,389	\$ 700	\$ 350	\$ 324	\$ 162

Households do not need to turn in an application when the household receives a notification letter saying that all children automatically qualify for free meals when any household member receives benefits from CalFresh, CalWORKs, or FDPIR. Children who meet the definition of foster, homeless, migrant, or runaway, and children enrolled in their school's Head Start program are eligible for free meals. Contact school officials if any child in the household is not on the notification letter. The household must let school officials know if they do not want to receive free or reduced-price meals.

Applications will be sent to the household with a letter about the free and reduced-price meal program. Households that want to apply for meal benefits, must fill out one application for all children in the household and give it to the nutrition office at 699 N. Mountain Ave. Claremont, CA 91711. Contact Christine De Stefano at (909) 398-0358, for help filling out the application. The school will let you know if your application is approved or denied for free or reduced-price meals.

Households may turn in an application at any time during the school year. If you are not eligible now, but your household income goes down, household size goes up, or a household member starts receiving CalFresh, CalWORKs, or FDPIR, you may turn in an application at that time. Information given on the application will be used to determine eligibility and may be verified at any time during the school year by school officials. The last four digits of the Social Security number from any adult household or checking that you do not have a Social Security number is required if you include income on the application.

Households that receive Special Supplemental Nutrition Program for Women, Infants, and Children (WIC) benefits, may be eligible for free or reduced-price meals by filling out an application.

Foster children are eligible for free meals and may be included as a household member if the foster family chooses to also apply for the non-foster children on the same application. Including foster children as a household member may help the non-foster children qualify for free or reduced-price meals. If the non-foster children are not eligible, this does not keep foster children from receiving free meals.

Your child's eligibility status from last school year will continue into the new school year for up to 30 school days or until the school processes your new application, or your child is otherwise certified for free or reduced-price meals. After the 30 school days, your child will have to pay full price for meals, unless the household receives a notification letter for free or reduced-price meals. School officials do not have to send reminder or expired eligibility notices.

If you do not agree with the decision or results of verification, you may discuss it with school officials. You also have the right to a fair hearing, which may be requested by calling or writing the hearing official: Brad Cuff 170 W. San Jose Ave. Claremont, CA. 91711 (909) 398-0609 ext. 75001

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**Do you have something to say to the masses?**

Send us a letter!  
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**To the editor:**

Regarding the police commission's recommendations on the future of the School Resource Officer, Claremont Friends Monthly Meeting affirms both the process by which they were reached and the significance, locally and nationally, of this reimagining of school safety.

At its July meeting, the police commission voted eight to one in favor of a modified version of its ad hoc committee's recommendations regarding student safety in Claremont public schools. This followed a somewhat contentious June meeting at which commissioners were evenly divided in their support for the committee's recommendations. What happened that allowed the commission to finally arrive at a consensus?

Key people reached out to each other between meetings, showing a willingness to learn from another's world view. Commissioner Margiotta met with the police chief, listening to her concerns, and the ad

hoc committee subsequently clarified its proposal. Commissioner Mason opened the July deliberations by saying "I'm open to persuasion." The discussion that followed was marked by patient listening, searching for the right words, and a determination to advance racial equity while supporting public safety. These are hallmarks of the democratic process, not always evident these days, and we appreciate the openness and restraint of all officials involved.

The American Friends Service Committee recently reported on its campaign to address racial inequity by partnering with students in Chicago, St. Louis, and Oakland to expose the bias of school-based police officers toward students of color. Student advocates were intense and eloquent in their advocacy, offering dramatic examples of what is happening in schools around the country. School board officials in Chicago were persuaded to take them seriously, and to consider action be-

## READERS COMMENTS

fore the start of the school year this fall. The Pomona School District recently joined several school districts in Southern California in deciding to end on-campus police patrols and rely on civilian proctors trained in de-escalation methods to monitor school safety.

We must not squander this opportunity to advance racial equity in our city.

We must take Claremont students seriously when they say that the presence of an armed officer in the school results in anguish and anxiety for many students of color. We thank the City Council for its unanimous approval of the recommendation and urge the Claremont Unified

## ADVENTURES IN HAIKU

*As our masks come off  
We'll see our neighbors faces.  
Don't forget to smile.*

— Sandra A. Glass

Haiku submissions should reflect upon life or events in Claremont. Please email entries to [editor@claremont-courier.com](mailto:editor@claremont-courier.com).

School District to approve it at its next meeting. Such actions will serve as a first step in creating a sense of safety and well-being for all of our students.

On behalf of Claremont Monthly Meeting of Friends (Quakers),  
**Alicia Sheridan, Clerk**

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**Across**

- 1. Hairdo
- 5. Job for a plumber
- 9. Retiring president at Citrus College, Geraldine \_\_\_\_\_
- 14. Ballerina Pavlova
- 15. College in New Rochelle, N.Y.
- 16. \_\_\_ clear of
- 17. Major highways
- 19. Beat
- 20. Actress Brigitte
- 21. Weatherman's forecast
- 22. Annoyed
- 25. Laughable
- 28. Painting style
- 31. Rubbernecked
- 32. Many-sided
- 35. Imitate
- 36. Rhythm-and-blues singer Baker
- 37. Government security agency, abbr.
- 40. Dalai Lama's residence, of old
- 44. Exec. Dir of the California Botanic Garden who received the American Horticultural Association's highest honor for 2021, Lucinda \_\_\_\_\_
- 47. Weekend education
- 48. Taconite, e.g.
- 50. Intense suffering
- 51. Finger, in a way
- 52. Former math professor with Pitzer

College who received a memorial prize from the American Mathematical Society, \_\_\_\_\_ Grabiner

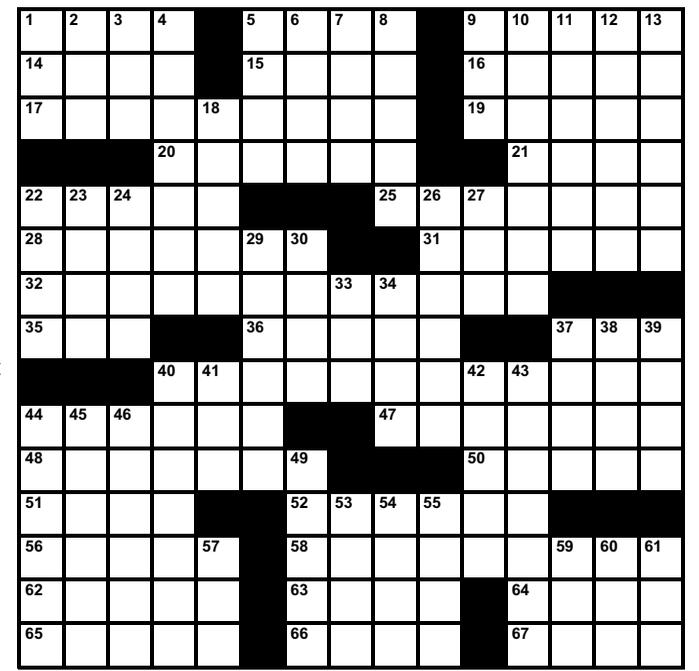
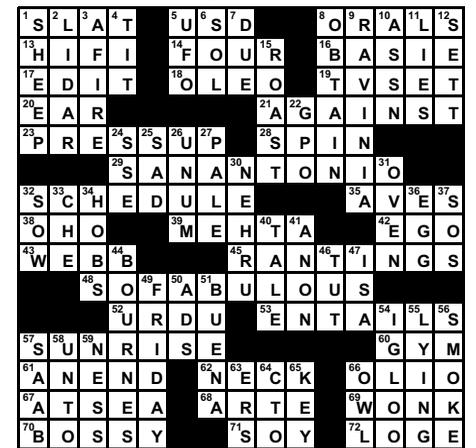
- 56. Practical
- 58. Extensive knowledge
- 62. Former CIA director George
- 63. Film industry
- 64. Linen color
- 65. Take away slowly
- 66. Sounds of disapproval
- 67. University head

**Down**

- 1. Martina's doubles partner
- 2. \_\_\_ diet
- 3. Beginning for "lateral"
- 4. Engine cooling aid
- 5. Stylish gown
- 6. "Abbey \_\_\_\_\_," Beatles album
- 7. \_\_\_-European (language group)
- 8. Pre-marathon staple
- 9. L.A. clock setting
- 10. Everlasting
- 11. Stay behind
- 12. Express discontent
- 13. Resolved, with out
- 18. Arm bones
- 22. "The Joy of Cooking" author Rombauer
- 23. Start another hitch

- 24. Leafy veggie
- 26. Remove a layer
- 27. Retirement fund
- 29. He had a major role in "Interview with a Vampire" (last name)
- 30. \_\_\_ cle (handcuff)
- 33. Up to, old way
- 34. Greek letters
- 37. Prefix with technology
- 38. Copy in
- 39. Ethereal
- 40. Sectioned
- 41. \_\_\_ meter
- 42. Stradivarius's teacher
- 43. Illuminated
- 44. Atomic
- 45. Cup shaped depression
- 46. Black and white piece
- 49. Tape deck button
- 53. "Battle Cry" novelist
- 54. Easy two-pointer
- 55. Day to remember
- 57. Berlioz's "Les nuits d' \_\_\_\_\_"
- 59. Rocks
- 60. "Are you a man \_\_\_\_\_ mouse?"
- 61. Order member

**Answers to puzzle #629**



# Congratulations to Claremont High School's Class of 2021!

## The following are the post-secondary plans of our graduates:

- |   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"> <li>Arizona State University</li> <li>Arizona State University: Online Campus</li> <li>Art Center College of Design</li> <li>Azusa Pacific University</li> <li>Barnard College</li> <li>Baylor University</li> <li>Belmont University</li> <li>Biola University</li> <li>Blinn College Brenham</li> <li>Boise State University</li> <li>Bowdoin College</li> <li>Brandeis University</li> <li>Brigham Young University-Idaho</li> <li>Bryn Mawr College</li> <li>California Baptist University</li> <li>California College of the Arts</li> <li>California Los Angeles University</li> <li>California Lutheran University</li> <li>California Polytechnic State University San Luis Obispo</li> <li>California State Polytechnic University Pomona</li> <li>California State University Dominguez Hills</li> <li>California State University East Bay</li> <li>California State University Fullerton</li> <li>California State University Long Beach</li> <li>California State University Los Angeles</li> <li>California State University Northridge</li> <li>California State University Sacramento</li> <li>California State University San Bernardino</li> <li>California State University San Marcos</li> <li>Carleton College</li> <li>Carnegie Mellon University</li> </ul> | <ul style="list-style-type: none"> <li>Case Western Reserve University</li> <li>Chaffey College</li> <li>Chapman University</li> <li>Citrus College</li> <li>Claremont McKenna College</li> <li>Coastal Carolina University</li> <li>Colorado College</li> <li>Colorado State University - Fort Collins</li> <li>Cornell University</li> <li>CSU East Bay</li> <li>Dartmouth College</li> <li>Dixie State University</li> <li>Duke University</li> <li>Fordham University</li> <li>Fresno State</li> <li>Fullerton College</li> <li>Grand Canyon University</li> <li>Grinnell College</li> <li>Harvard University</li> <li>Harvey Mudd College</li> <li>Haverford College</li> <li>Humboldt State University</li> <li>Junior A Hockey</li> <li>La Verne University</li> <li>Lewis &amp; Clark College</li> <li>Life Pacific University</li> <li>Louisiana Tech University</li> <li>Loyola Marymount University</li> <li>McGill University, Canada</li> <li>Mills College</li> <li>Mt San Antonio College</li> </ul> | <ul style="list-style-type: none"> <li>Mt. San Jacinto</li> <li>National Institute of Medical Aesthetics</li> <li>NIMA Medical Esthetician Institute</li> <li>Northern Arizona University</li> <li>Oberlin College and Conservatory</li> <li>Occidental College</li> <li>Pace University</li> <li>Pasadena City College</li> <li>Pepperdine University</li> <li>Purdue University - West Lafayette</li> <li>Reed College</li> <li>Rio Hondo College</li> <li>Saint Mary's College of California</li> <li>San Antonio College</li> <li>San Bernardino Valley College</li> <li>San Diego State University</li> <li>San Francisco State University</li> <li>San Jose State University</li> <li>Santa Barbara City College</li> <li>Santa Clara University</li> <li>Santa Monica College</li> <li>Scripps College</li> <li>Sierra Nevada University</li> <li>Sonoma State University</li> <li>Stanford University</li> <li>Swarthmore College</li> <li>Texas Lutheran University</li> <li>Texas Woman's University</li> <li>The Culinary Institute of America</li> <li>The New School</li> <li>Trade School</li> </ul> | <ul style="list-style-type: none"> <li>Trade Work</li> <li>United States Army</li> <li>United States Navy</li> <li>University of California Berkeley</li> <li>University of California Davis</li> <li>University of California Irvine</li> <li>University of California Los Angeles</li> <li>University of California Riverside</li> <li>University of California San Diego</li> <li>University of California Santa Barbara</li> <li>University of California Santa Cruz</li> <li>University of Idaho</li> <li>University of La Verne</li> <li>University of Massachusetts Amherst</li> <li>University of Minnesota</li> <li>University of Notre Dame</li> <li>University of Riverside</li> <li>University of San Diego</li> <li>University of Southern California</li> <li>University of St Andrews, Scotland</li> <li>University of Tennessee at Knoxville</li> <li>University of Tennessee Chattanooga</li> <li>University of Washington</li> <li>Vassar College</li> <li>Wagner College</li> <li>Western Washington University</li> <li>Westmont College</li> <li>Whittier College</li> <li>Willamette University</li> <li>Williams College</li> <li>Winona State University</li> </ul> |
|---|---|--|---|

# Stephen Smith made racist comments, but still shouldn't be fired

by Marc Ang

I was interviewed on local Fox 11 on the recent Stephen A. Smith controversy regarding his comments on Shohei Ohtani's use of a translator. Stephen asserts that in what should be an "American" sport, we should have someone that can at least speak English and that Shohei shouldn't be a standard bearer for the sport of baseball, even if he has attained a level of skill no player has since Babe Ruth.

There are a few things going on. First, as an avid baseball fan and loyal Angels fan who, pre-pandemic, donated hundreds of tickets to the community, I'm loving the publicity Shohei Ohtani is getting. A win for meritocracy here. Shohei has worked so hard to get to this level. Most baseball players are known to either be great hitters or great pitchers. Shohei's talents in both are a result of a laser-like focus and dedication in being the best he can be, culminating in one of the best seasons ever and his position as the first Japanese born participant in MLB's Home Run Derby and the first player ever to be a pitcher and a position player at the All Star Game. For that, he is a role model and inspiration to many.

Shohei is a Japanese national. It is a win for both America and Japan, and especially America, for exporting a traditional American pastime to Japan, after a world war and a subsequent adaptation of the sport into Japanese culture, to produce an athlete like Shohei. Shohei represents the marriage of two cultures after war and the culmination of several decades of nurturing the talent and the sport to produce the legend that is Shohei. His success is the cherry on top of a 40-year friendship and melding of American and Japanese cultures through my favorite sport.

Now, to the controversy. Stephen A. Smith may not



Angels star pitcher and hitter Shohei Ohtani. photo by Rob Tringali/MLB Photos

see the elephant in the room, as he is probably so myopic in his vision of the world and sports, that he missed everything else going on with #StopAsian-Hate and #BlackLivesMatter, which, for right or

wrong, has heightened people's sensitivities about race. This is what the society is going through. But attacking the heritage of those who were not born in this country is kinda ugly, no matter which way you



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Concerts begin at **7:00 PM**

continued from page 10

cut it. And that's what happened when he gets so into the competition of things that he insults the heritage of another athlete. It's racist to his fellow Black people, and xenophobic, so much so that he had to apologize to Nigeria. It is flat-out disrespectful to demand someone speak English as a prerequisite to being an icon.

Asian culture usually has us stay quiet in the face of attacks. Shohei handled this like a champ: the same discipline that has led him to succeed in his field and to be the best. I am glad that today, in 2021, our overall American society is understanding enough to speak up. For many years, Asians have been constantly bullied and encouraged to stay silent and "above the fray." The result? Unanswered attacks can lead people to continue their negative behavior, unchecked. And it does have an impact on people, especially kids. As a young child, I had less Asian role models. Growing up in the 90s was actually a departure from the 80s when there was more Asian representation in film. The invisible minority was being shut out of everything, and certainly I didn't have a

Shohei to look up to in baseball. Now that is changing and it's good to actually address how things were different in the past. There is no sin in identifying that things were very subtly racist against Asians, because we have heard this in private conversations, in the subtle ways Harvard and Yale put "personality scores" on Asians, saying we're somehow "less than," or when Asians are targeted for crime because there is a perception we don't fight back. Yes, racism is there and exists.

But what shocked me was certain voices, whom I had considered friends, decided that it was outrageous for me to even say it was racist. I'll say it again, it was xenophobic and racist. If you want to put emotion in that, that's on you. Sometimes it's just a matter of fact. My white friend, Jim, with whom I discussed this issue, said, "Racism is not a big deal. I'm white and I lived in Ethiopia, and I'm humble enough to say, the way I see the world sometimes is racist. I am not afraid of being called one and I can check myself on any troubling behaviors, but I'm a better person today because I test my assumptions." I feel the same way. I have be-

come a less racist and more inclusive person as I've grown older, because I can say, "Maybe how I used to see the world was wrong and I'm willing to explore the discussion." But to be so arrogant as to believe racism doesn't exist, period, is some serious delusion and moral superiority.

Maybe you can get your head out of your rear and see things from a different perspective, or at the very least, give others the space and respect to agree to disagree and explore the finer points, privately. This arrogance, in political debate, especially from a person who considers himself a California activist leader (he relinquished certain titles by leaving the state), is the last thing I want in anyone claiming leadership. Thank goodness he moved out of state but has now devolved into a keyboard warrior fighting on the Internet, making former friends into enemies. In their persistent desire to be right, people like Jim turn off more people than they convince to come to the light, and polarize people even formerly on their side.

Not reacting is now a lost art. Every debate, political or non-political, on both sides, seems to devolve into drawing your line harder in the sand and destroying any relationship that could have occurred. How ugly and unproductive. While I find Stephen A. Smith's initial "doubling down" absolutely ridiculous, I actually applaud him for showing humility in the end.

This is why on this issue, I felt what happened to Stephen was enough. He got a public flogging. If Jeffrey Toobin can get his job back with CNN and

that's the standard today, throwing hate at Stephen is not going to make the world a better place. It was a teachable moment and he can learn.

Similarly, I get sarcasm. I get "tongue in cheek." Stephen should not be fired. The market spoke. It forced a written apology, no matter how sincere or insincere it was — I don't care to psychoanalyze people I don't know. From a community perspective lens, this is a win. Like I said on Fox, which was paraphrased, Shohei remains winning and this actually gives his success more promotion. What Shohei accomplished is quiet, consistent and beautiful. So thank you, Stephen for striking that contrast!

I think part of what makes America unique is that we can exercise our First Amendment rights, look stupid in the process, and learn from it to become better. Robbing someone of that by overly harsh consequences to limit free speech will truly destroy American tradition at its core, and that is the tradition we should really be hell bent on preserving, not the shallow nonsense Stephen Smith chose to make a big deal out of. Shohei certainly didn't. He moved on, and remains winning.

**Marc Ang (marc@aib2b.org) is the President of the Chinese American Citizens Alliance in Orange County, a community organizer in Southern California and the founder of AsianIndustryB2B who specializes in race relations and the minority conservative experience. His book "Minority Retort" will be released in late 2021.**



Last Saturday, the Boy Scouts from Troop 407 met at the Claremont United Church of Christ and readied their hiking backpacks for their trip east to Philmont Scout Ranch in New Mexico. At around 2:30 p.m., the boys left the basement of the church and made their way to Claremont Depot and loaded up on the train for the trip of a lifetime. COURIER photo/Andrew Alonzo

## VSSP tied to new housing ordinance

continued from page 4

that Claremont has never provided. And in the case of new apartments, [the city] has not built in 50 years," Mr. Veirs said.

Mayor Pro Tem Leano asked city staff how quickly the ordinance could be updated and if it were true that the planning commission would be taking the issue up at its next meeting in just a few days, which was confirmed. But he bristled at the notion that the plan should provide adequate room for cars and not for lower income people.

"Several people voiced concern that we were not providing enough housing for cars and in three weeks we fixed that. We fixed it fast," Mayor Pro Tem Leano said. "Housing advocates have been calling for affordability in this project since last year...I am not okay

with the scenario in which housing of cars is raised as a problem, we turn it around and fix it in three weeks but we are hearing about affordability for over a year and we know that a potential adjustment to our ordinance is on the horizon...but we can't go to September to see if we can get an inclusionary housing ordinance amendment? We gave cars three weeks, let's give people a little bit more than two months."

After staff presentations, public comment and extended deliberation, the city council elected to delay the adoption date of the Village South Specific Plan until October 29, which would give the council until September 28 to hammer out a new inclusionary housing ordinance, plus 30 days to an implementation date mandated by state law.

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# Hotel Casa 425 + Lounge welcomes guests again

by Andrew Alonzo

aalonzo@claremont-courier.com

Before March 2020 hit hotels and forced their temporary closure, Claremont's Casa 425 + Lounge was forecast to have a "killer year," according to Tara Naughtin Tabije, project manager and operations officer at Four Sisters Inn, the hotel's parent company.

"We had an exceptional 2019 and it seemed like between the [college] campuses, tourism and just travel in the area, we really had seen an uptick of reservations," Ms. Tabije said. "Our lounge stayed fairly busy throughout the holidays so it was good. Business was really good in the area pre-pandemic."

But when the property group received notice they had to shut down 19 hotels they owned due to COVID-19—including Claremont's Hotel Casa 425—what followed was a whirlwind for them, Ms. Tabije said.

"I think a lot of us were like 'Oh this isn't going to come here. This is not going to affect us.' But then it seemed to just...it felt like it happened overnight for us in Claremont," she said. "It was quite a challenge for us and it was a couple to a few months of really planning, of what's really going on, what are the guidelines, can we reopen, when can we reopen?"

However, for Casa 425, it was not like flipping a switch and shutting their doors as some businesses did. Ms. Tabije explained that when it came to closing down the property, especially because of guests, there were a lot of moving parts in play.

"The immediate reaction was 'we need to inform our current guests and our future guests.' We let guests know they had to pack up and leave," she said. "Some things were done immediately like sending staff home, calling guests and future guests to either put a hold on their reservations or cancel reservations."

As the hotel emptied out and prepared for closing, Ms. Tabije said one of the most difficult parts came when she and the Four Sisters Inn owners delivered the news to the staff that they were suspending operations.

"I think a lot of us were caught off guard. You have to deliver the message to the staff and then deal with all the questions and concerns that your staff have about being closed for a month to three months," she said. "How do we communicate all this information to our staff and give them peace of mind that 'yes we will open and we will stay in communication with them.'"

Big decisions also had to be weighed during the initial days of closing—which employees to keep, and which ones to furlough for the time being, according to Ms. Tabije.

"Who stays on to make sure the building is locked up and perishables are stored appropriately? Or things are kept frozen? Do we turn off services when we're closed or do we keep them



A family enjoys a meal at Casa 425 on a lazy afternoon. The hotel reopened in April and it looks like a busy summer for the staff. COURIER photo/Andrew Alonzo

going?" she said. "As well as wrapping up the hotel and making sure everything is secure. You're watching your finances when you're closed in terms of utilities and any perishable items."

"It was a crazy few days before we [Four Sisters Inn] shut each property, but you know it was definitely take each day as it comes," Ms. Tabije said. "We really didn't know what was really happening or what the rules were as they were changing every single day it seemed like."

The shutdowns only affected Hotel Casa 425 until the last weekend of May, according to Ms. Tabije. However, the hotel's conjoined bar area, Lounge 425, was not so lucky in the following months.

"The Lounge is a huge part of who we are...so for it to have shut down, not once but twice because of county and state restrictions, was a huge down for us unfortunately," she said. "Without the lounge it's kind of sad to see the courtyard unoccupied because that's really what that space is for. It's just a huge amenity for the community because of the outdoor space and the service we provide there as well as [to] our in-house guests."

The lounge finally reopened on February 4 after Los Angeles County health officials lifted restrictions.

Though COVID disrupted the hotel's business for about two months, guests didn't lose their tempers or fight the accommodations Casa 425 had to put in place due to coronavirus restrictions.

"Guests aren't really different from how they were before; if anything I think they're more appreciative of us being open," Ms. Tabije said. "Guests' gratitude towards staff has been very positive and they've been very good to the staff, which is desperately needed



Guests and life appear to be returning to Casa 425 and its courtyard. COURIER photo/Andrew Alonzo

because of all the policies and protocols that they have to follow."

Ms. Tabije said hotel staff were also eager to return to their duties.

"We didn't really lose a lot of team members when we reopened," she said. "They came back to work and were eager to work and really that...I think it really shows how much they really loved the hotel and believe in it and wanted to come back to work."

Ms. Tabije attributed the hotel's successful navigation through the pandemic to the efforts of the Four Sisters Inn and the other hotel owners' ability to navigate the COVID closures by working throughout the pandemic to secure funding and financial resources for their various properties.

"I think having the confidence from Four Sisters and the owners that we'll get through this and hang tight really kept a positive light in people's eyes," she said. "And our team actually did

come back."

Currently, the hotel is taking reservations from new and returning guests. While masks and social distancing may be a different requirement for them, Ms. Tabije said the Casa 425 staff is constantly working to ensure the property is sanitized at all times.

"Health guidelines have obviously added some extra steps in terms of cleanliness and staff protocols," she said. "It's not that things changed oh so much, but we're really fine-tuning cleaning procedures. Taking more time to sanitize areas and wash hands in between transactions; all of that really has slowed down service, both at the front desk and in the lounge."

Casa 425 is located at 425 West First Street. Booking and other information about the hotel and lounge can be found on their website at [www.casa425.com](http://www.casa425.com), or call (909) 624-2272 or via email at [info@casa425.com](mailto:info@casa425.com).

# Families come out to Claremont Yoga

by Andrew Alonzo

aalonzo@claremont-courier.com

Inside Tracy Brennan's new Claremont Yoga studio, located at 300 West Foothill Boulevard, parents and children have shown up over the last six weeks to not only beat the summer heat, but also to partake in fun and refreshing yoga activities inside her new space.

And, for the last three Wednesdays—beginning on June 23 and ending on July 7—owner and instructor Ms. Brennan has been hosting a new summer series called Kids Yoga and Art with the help of some of her closest friends. The youth series is one of the first in-person classes the studio has introduced since reopening in May.

"It's more of a fun movement class to build and help develop coordination and give the kids confidence and strength. And mostly to have fun," Ms. Brennan said. "And then after the movement portion, we do a focused art project."

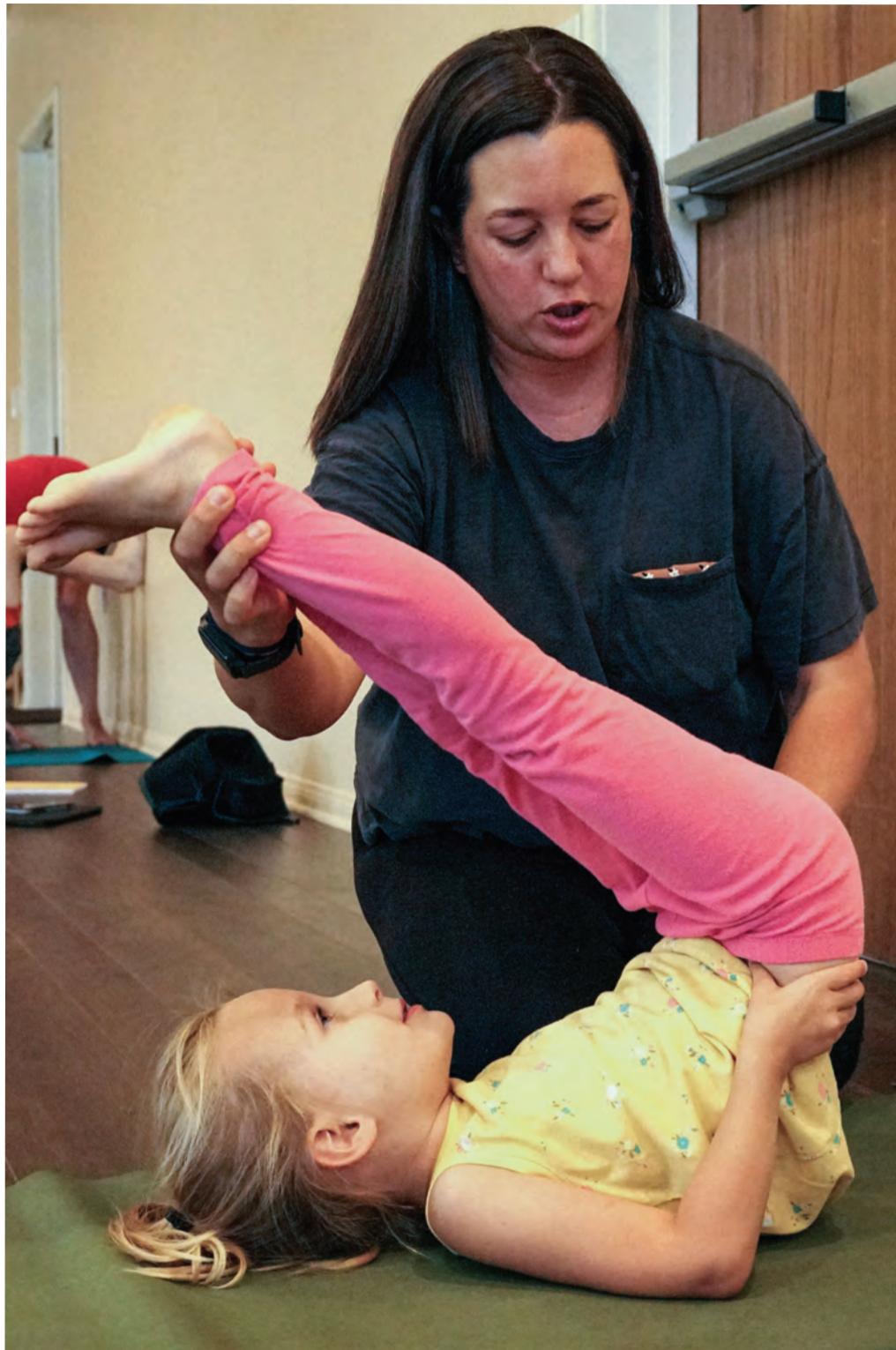
While it's obvious that after owning Claremont

Yoga for the last 11 years, Ms. Brennan is no stranger to hosting yoga classes, and she's hosted children's yoga lessons for the last seven years. But art activities? According to Ms. Brennan, she started this event so that children can have fun and freedom to do their yoga movements during the first hour while also letting their creative imaginations run wild for the second.

"It's from five years old up to like 10, so it's a diverse group of kids," Ms. Brennan said. "We all have been struggling with the Zoom classes, even though it's kept us connected over the last year and a half. Being together, I think kids love the energy, laughing and seeing each other and being with instructors that can see them up close."

At about 1:15 p.m., a handful of parents showed up to drop off their children who participated in the yoga and art hybrid class. Elizabeth Webb, an instructor at Claremont

Students at Claremont Yoga's Kids Yoga and Art series hold up their final art pieces which are similar to cave drawings, on Wednesday. By using Vaseline to coat a piece of paper, and then spreading colored powder over the Vaseline, the children essentially create their own cave painting technique. The first humans drew in caves some 30,000 years ago. COURIER photo/Andrew Alonzo



Ari Flaten, in front, attempts to balance on her shoulders with the aid of her mother, Jac Tardie, who was also the art instructor for Wednesday's class at Claremont Yoga. Three weeks ago, owner and instructor Ms. Brennan began hosting a new summer series called Kids Yoga and Art. The youth series is one of the first in-person classes the studio has introduced since reopening in May. COURIER photo/ Addy Webb

Yoga, hosted the yoga portion of the session, while Jac Tardie, a new instructor at Carden Arbor View School in Upland, led the art activities.

For one hour, six children circled around Ms. Webb inside the quaint yoga studio as she read them the children's book, "Every Little Thing." The book is based on the Bob Marley song, "Three Little Birds." While she read, she incorporated various exercises the children could participate in including the lion's breath, the sun dance, warrior pose, the flamingo and other signature poses. She also taught the students how to balance themselves on their shoulders using the wall before ending the session with a dance party.

"I put numbers in there [the lesson] and different languages or [I] just teach them parts of their body," Ms. Webb said. "I try to just incorporate whatever we're learning in the posing or the story or the theme of the day."

When asked about the importance of yoga, Ms. Webb replied that, "it's a way to kind of come home to yourself and check in to see how you're doing."

After an hour of yoga,

the kids moved over to the other side of the studio for Ms. Tardie's art class. Poured out on the art mat were spices like cinnamon and turmeric along with flour and Vaseline. Ms. Tardie showed the students that by covering their fingers with Vaseline and then painting with them on the construction paper, it would leave a sticky trail behind on the paper. After drawing or writing their names, the students used the spices to cover the Vaseline before quickly shaking it all off. The goal is to have the colored powder stick to the Vaseline, mimicking the drawing technique cavemen used.

Knowing that children are prone to getting dirty, especially during an activity such as cave painting, Ms. Tardie came prepared with paper towels and wipes. She also brought markers to use instead in case some children, like five-year-old Izzy Friedman, did not want to get dirty.

Talking about how different this art lesson was from one of her own classes, Ms. Tardie replied, "It's really not. I would say it's really similar. I like [that] the kids to be able to move around and have fun, I think that's part of it." She also added that art is a great way for children and adults to express themselves in nonverbal ways. She said that, "It [art] is a very introspective process where you get to learn a lot about yourself."

After struggling financially due to COVID-19 and being forced to close her old studio's doors in March 2020, Ms. Brennan showed her resilience and began saving up for a comeback shortly after. She continued her Claremont Yoga business online by hosting Zoom classes and taking donations from the community so she could open a new studio. In addition to her own money, donations and a Paycheck Protection Program loan, she was able to afford a new building off Foothill Boulevard in early 2021.

"We have a new location and it's even more beautiful and peaceful [than the last location]," Ms. Brennan said. "People are just so happy to see each other and be able to smile and hug—you know with permission of course until everyone feels comfortable."

The COURIER attended the last class for July, and Ms. Brennan said that the series will return in August. For more information on Claremont Yoga and their events, visit their website at [www.claremontyoga.com](http://www.claremontyoga.com). You can also email them at [claremontyoga1@gmail.com](mailto:claremontyoga1@gmail.com) or call Ms. Brennan at (909)-563-0714.

T.S. No.: 2021-00306-CA A.P.N.: 5081-018-019 Property Address: 1051 ARLINGTON AVE, LOS ANGELES, CA 90019

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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: \$ 872,163.82. **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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2015-02704-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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case **2015-02704-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: July 9, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299** <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.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: July 16, 23 and 30, 2021

T.S. No.: 2014-06383-CA A.P.N.: 2729-011-058 Property Address: 18505 MAYALL ST UNIT C, LOS ANGELES, CA 91324

**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 **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/13/2006. 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: **Ben Y. Kora, A Married Man as his Sole and Separate Property** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 03/22/2006 as Instrument No. 06 0609714 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/26/2021 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: \$ 665,408.85 **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: **18505 MAYALL ST UNIT C, LOS ANGELES, CA 91324 A.P.N.: 2729-011-058** 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: \$ 665,408.85. **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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2014-06383-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 **2014-06383-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: July 8, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299** <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.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: July 16, 23 and 30, 2021

T.S. No.: 2017-00476-CA A.P.N.: 6006-026-009 Property Address: 424 East 60th 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. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/19/2005. 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: **GILBERTO FIGUEROA, A SINGLE MANDUly** Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 01/04/2006 as Instrument No. 06 0009788 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/26/2021 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: \$ 388,688.23 **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: **424 East 60th Street, Los Angeles, CA 90003 A.P.N.: 6006-026-009** 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: \$ 388,688.23. **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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2017-00476-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 **2017-00476-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: July 8, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299** <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.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: July 16, 23 and 30, 2021

**FICTITIOUS BUSINESS NAME**  
File No. 2021148654

The following person(s) is (are) doing business as: **IMPERIAL UPHOLSTERY**, 5010 N. GRAND AVE., COVINA, CA 91724. Registrant(s): **DOROTEO RAFAEL SALAZAR**, 5010 N. GRAND AVE., COVINA, CA 91724. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 06/2021. I declare that all information in this statement is true and correct. /s/ **DOROTEO RAFAEL SALAZAR** Title: **OWNER** This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/30/2021. **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: July 16, 23 and 30 and August 6, 2021

**NOTICE TO CREDITORS OF BULK SALE**  
(Division 6 of the Commercial Code)  
Escrow No. L-039674-MK

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: **JAMES KNEE HONG and MIYONG HEE LEE HONG**, 536 W. Bonita Avenue, San Dimas, CA 91773  
(3) The location in California of the chief executive office of the Seller is: Same as above  
(4) The names and business address of the Buyer(s) are: **NEW VIDA CJ INC.**, 536 W. Bonita Avenue, San Dimas, CA 91773  
(5) The location and general description of the assets to be sold are furniture, Fixture & Equipment, Covenant not to Compete, Goodwill, Trade-Name, Lease, Leasehold Improvements, Telephone Number and ABC License no. 41-589030 of that certain business located at 536 W. Bonita Avenue, San Dimas, CA 91773  
(6) The business name used by the seller(s) at that location is: **BIG SKY SUSHI**  
(7) The anticipated date of the bulk sale is 08/03/21 at the office of Tower Escrow Inc., 3400 W. Olympic Blvd., Suite 201 Los Angeles, CA 90019, Escrow No. L-039674-MK, Escrow Officer: Martha Kim.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is 08/02/21.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: "NONE"  
Dated: July 7, 2021  
Transferees:  
**NEW VIDA CJ INC**, a California Corporation  
/S/ By: **Andrew S. Suh, C.E.O. & Secretary**  
7/16/21  
CNS-3491470#  
CLAREMONT COURIER

**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 AUGUST 11, 2021 at 2:00 pm, ending the sale, on the Website of: StorageAuctions.net**

Property located at All American Mini Storage, 711 S Mills Avenue, Claremont, CA 91711, Los Angeles County. To be auctioned by American Auctioneers, 1800 838-7653, California bond number BLA6401723  
The units below contain household goods and furnishings, appliances, electronics, tools and Unknown goods. The landlord reserves the right to bid at the sale. Purchases must be made with 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.  
2-39 Herbert, R; 2-92 Muno, G; 3-216 Perry, N; 3-294 Ramos, E; 3-425 Torres, J, 3-396 Johnson, I.  
Publish dates: 7-16-2021, 7-23-2021

**NOTICE TO CREDITORS OF BULK SALE**  
(UCC Sec. 6105)  
Escrow No. 821612-JT

**NOTICE IS HEREBY GIVEN** that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: **FORMOSA YANG, INC.**, a California corporation 20611 E. PEACH BLOSSOM ROAD, WALNUT, CA 91789  
Doing Business as: **WOOGO CALIFORNIA SMOOTHIES**  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: **NONE**  
The location in California of the Chief Executive Officer of the Seller(s) is: **NONE**  
The name(s) and address of the Buyer(s) is/are: **BAO TRUONG, KEVIN CAO and JAMIE NGUYEN** 9242 DALTON CIRCLE, WESTMINSTER, CA 92683  
The assets to be sold are described in general as: **ALL FURNISHING, EQUIPMENT AND FIXTURES** and are located at: 1251 N. GRAND AVENUE, WALNUT, CA 91789  
The bulk sale is intended to be consummated at the office of: **Central Escrow Group, Inc.**, 1675 Hanover Road, City of Industry, CA 91748 and the anticipated sale date is 08/03/21.  
The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES  
The name and address of the person with whom claims may be filed is: **Central Escrow Group, Inc.**, 1675 Hanover Road, City of Industry, CA 91748 and the last date for filing claims shall be 08/02/21 which is the business day before the sale date specified above.  
Dated: 1/26/2021 Buyer: S/ Bao Truong S/ Jamie Nguyen S/ Kevin Cao 7/16/21 CNS-3489950#  
CLAREMONT COURIER

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
**CASE NUMBER: 21PSCP00311**  
 TO ALL INTERESTED PERSONS:  
 Petitioner: **FERNANDO ECHEVERRIA and JACQUELINE AVILEZ**  
 Filed a petition with this court for a decree changing names as follows:  
 Present name: **ANDRES LUCCA AVILEZ-ECHEVERRIA**  
 to Proposed name:  
**LUCCA HERNANDO AVILEZ-ECHEVERRIA**

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: August 31, 2021 Time: 8:30 a.m. Dept.: J Room: 418, Superior Court of California, County of Los Angeles, 400 Civic Center Plaza (South Tower), Room 101, Pomona, CA 91766.

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/ Gloria White-Brown Dated: June 30, 2021 Judge of the Superior Court. Petitioner: FERNANDO ECHEVERRIA and JACQUELINE AVILEZ  
 570 Granite St., Claremont CA 91711 Ph.# (909) 518-8161  
 PUBLISH: July 9, 16, 23 and 30,2021

**FICTITIOUS BUSINESS NAME**  
**File No. 2021133093**

The following person(s) is (are) doing business as: **CLAREMONT DENTAL INSTITUTE, 601 E. FOOTHILL BLVD., CLAREMONT, CA 91711.** Registrant(s): **STEVE E. FOUNTAIN, DDS, A PROF. CORP., 601 E. FOOTHILL BLVD., CLAREMONT, CA 91711**

This business is conducted by a Corporation. 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/ STEVE E. FOUNTAIN Title: PRESIDENT  
 This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/14/2021. 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: June 25 and July 2, 9 and 16, 2021

**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, January 12, 2021 at 9:45am. Alexandru Ion - Personal Items; Dylan Collado - Household items clothes miscella-neous; Manuel Magrane - Furniture, Personal Items; Frances Henderson - personal items; Elizabeth Cardenas - Bed frame, books, mattress, bookshelf; Kimberly Dickenson - toys home goods; Derek lefrois - Household items, furniture, personal items; Stanley Fredericks - household items, tools, misc; Ilene Trejo - Clothing. The auction will be listed and advertised on [www.storageandtreasures.com](http://www.storageandtreasures.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. CN979150 07-27-2021 Jul 9,16, 2021

**NOTICE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at 1960 S. San Dimas Canyon Rd., La Verne, CA 91750 on 07/27/2021 at 10:30 a.m. Richard Van Karlaar: Items include boxes of assorted items, clothing, household furniture, and personal affects; Nadine Adkins: Items include household goods, totes/boxes of assorted items, and clothing; Paul Ramirez: Items include household furniture, tools, bags/boxes of assorted items, personal affects. The auction will be listed and advertised on [www.storageandtreasures.com](http://www.storageandtreasures.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. CN978704 07-27-2021 Jul 9,16, 2021

**FICTITIOUS BUSINESS NAME**  
**File No. 2021101018**

The following person(s) is (are) doing business as: **SOLE LEGACY, 612 RICHBROOK DR., CLAREMONT, CA 91711.** Registrant(s): **SOLE LEGACY INC., 612 RICHBROOK DR., CLAREMONT, CA 91711.** This business is conducted by a corporation. 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/ RASHED FAOURI Title: CEO  
 This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 04/30/2021. 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: May 14, 21 and 28, and June 4, 2021

T.S. No.: **2017-02002-CA A.P.N.:6002-020-008** Property Address: **1436 West 60th Place, Los Angeles, CA 90047**

**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 IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/25/2006. 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: Jose A Herrarte, A Married Man, as his sole and separate property. Duly Appointed Trustee: Western Progressive, LLC**

Deed of Trust Recorded **11/02/2006** as Instrument No. **06 2436376** in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: **08/26/2021 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: **\$ 356,203.30** **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: **1436 West 60th Place, Los Angeles, CA 90047** A.P.N.: **6002-020-008** 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: **\$ 356,203.30**. 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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2017-02002-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 **2017-02002-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: June 22, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299** <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.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: July 9, 16 and 23, 2021

T.S. No.: **2019-02848-CA A.P.N.:2807-026-010** Property Address: **27406 ONLEE AVENUE, SANTA CLARITA, CA 91350**

**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 IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/25/2006. 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: Mark J Gomez and Juanita R Gomez, husband and wife as joint tenants. Duly Appointed Trustee: Western Progressive, LLC**

Deed of Trust Recorded **08/01/2006** as Instrument No. **06 1700591** in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: **08/26/2021 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: **\$ 469,188.82** **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: **27406 ONLEE AVENUE, SANTA CLARITA, CA 91350** A.P.N.: **2807-026-010** 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: **\$ 469,188.82**. 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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2019-02848-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 **2019-02848-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

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: June 24, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299** <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.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: July 9, 16 and 23, 2021

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 08/05/2021 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 \$ 566,874.84. 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. Dated: 07/12/21 **ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com)**

pany MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772 NPP0384538 To: CLAREMONT COURIER 07/16/2021, 07/23/2021, 07/30/2021

T.S. No. 21000894-1 CA APN: 8718-032-003

**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/26/2006. 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.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **RENEE B MARTINEZ, AND SONJA B MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS** Duly Appointed Trustee: **ZBS Law, LLP** Deed of Trust Recorded on **07/03/2006**, as Instrument No. **06 1459713** of Official Records of Los Angeles County, California; Date of Sale: **08/10/2021 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Estimated amount of unpaid balance and other charges: **\$56,368.49** 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 owed. Street Address or other common designation of real property: **273 S. Rock River Road Diamond Bar , CA 91765** Described as follows: As more fully described on said Deed of Trust. A.P.N #: **8718-032-003** 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. **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 **866-266-7512** or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case **21000894-1 CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 **866-266-7512** or visit this Internet Web site [www.elitepostandpub.com](http://www.elitepostandpub.com) using the file number assigned to this case **21000894-1 CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: **07/12/21 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or [www.elitepostandpub.com](http://www.elitepostandpub.com)**

**Michael Busby, Trustee Sale Officer**  
 This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.  
 EPP 32965 7/16, 7/23, 7/30/2021



# CLASSIFIEDS



## Employment

### Caregiver

LICENSED caregiver available with 20 years experience. 760-620-6125.

### Job offered

PROJECT Controls Analyst: develop project WBS, CPM schedules and cost estimates for construction; evaluate construction and engineering plans to optimize methods and processes; audit work progress and cost data to manage forecasts, create dashboards and monitor financial performance. Job site: Pomona, CA. Mail resume to: Attn: John Zhao, Master Planning Management LLC, 4840 Irvine Blvd. Ste. 205, Irvine, CA, 92620.

## Marketplace

### Bicycles

OLD Schwinn bicycles, any model. Please text or call 323-493-2547.

### Sale

CLAREMONT Heritage pop-up gift shop and ongoing estate sale at Sonja Stump Photography. Antiques, collectibles, vintage clothing and more. Open most Sundays from 11 a.m. to 2 p.m. and by appointment. 135 W. 1st St., Claremont Village. For week-day shopping, hours vary, call 909-626-1147.

## Rentals

### House for rent

TWO bedroom house for rent August 1. Graduate students only. \$1,750, plus \$1,750 deposit. One-year lease. Less than a half mile from colleges and walking distance to Village. 909-224-3942.

### Office space for rent

TWO office availabilities, 640 sq. ft. and 745 sq. ft. Located at 105 Spring St., Claremont. Call or text Alexis Tarros, Quackenbos-Bell Commercial Real Estate. 909-373-6938, tarroscre@gmail.com.

## Room Wanted

CLAREMONT native and longtime COURIER employee looking for an affordable room to rent. Work-trade agreement negotiable. Email tomsmith@claremont-courier.com or call the COURIER office at 909-621-4761 and leave your name and number with extension if any for Dee, Mary, Rachel, or Betsy.

## Real Estate

### Want to Buy

YOUNG family looking for a three or four-bedroom home near parks. \$650k to \$850k range. Geoff@GeoffHamill.com and 909-621-0500. DRE#00997900, WSSIR.

## Are your Apple products running slowly?

Malware/Virus Scanning  
Basic Troubleshooting  
Software Install/Update

Email/Social Media Set-Up

— Current COURIER computer IT tech —

Call or text for appointment  
**909-788-4381**

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## Cal-Scan

### Announcements

**THE difference in winning and losing market share** is how businesses use their advertising dollars. CNPA's Advertising Services' power to connect to nearly 13 million of the state's readers who are an engaged audience, makes our services an indispensable marketing solution. For more info call Cecelia at 916-288-6011 or cecelia@cnpa.com. (Cal-SCAN)

DONATE your car to kids. Fast, free, pick-up. Running or not. 24 hour response. Maximum tax donation. Help find missing kids! Call 1-888-491-1453. (Cal-SCAN)

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**THE difference in winning and losing market share** is how businesses use their advertising dollars. Mark Twain said, "Many a small thing has been made large by the right kind of advertising." So why spend your hard-earned dollars on social media where you already have an audience? For more info call Cecelia at 916-288-6011 or cecelia@cnpa.com. (Cal-SCAN)

DIRECTV watch your favorite live sports, news and entertainment anywhere. More top premium channels than DISH. Restrictions apply. Call IVS, 1-888-641-5762. (Cal-SCAN)

### Bulletins

APPLYING for Social Security Disability or appealing a denied claim? Call Bill Gordon & Associates. Our case managers simplify the process and work hard to help with your case. Call 1-844-998-1460 for FREE consultation. Local attorneys nationwide. Mail: 2420 N. St. NW, Washington, D.C. Office: Broward Co., FL (TX/NM Bar). (Cal-SCAN)

ELIMINATE gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off entire purchase. 10% Senior & Military discounts. Call 1-855-424-7581. (Cal-SCAN)

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### Donations

DONATE your car, boat or RV to receive a major tax deduction. Help homeless pets. Local, IRS recognized. Top value guaranteed. Free estimate and pickup. LAPETSALIVE.ORG 1-833-772-2632. (Cal-SCAN)

DONATE your car or truck to Heritage For The Blind. Free three-day vacation, tax deductible, free towing, all paperwork taken care of. Call 1-844-491-2884. (Cal-SCAN)

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OVER \$10k in debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief. 1-888-231-4274. (Cal-SCAN)

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SAVE big on HOME INSURANCE! Compare 20 A-rated insurance companies. Get a quote within minutes. Average savings of \$444 yearly. Call 1-844-410-9609! (Monday to Friday, 8 a.m. to 8 p.m. Central). (Cal-SCAN)

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ATTENTION Diabetics! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

LOWEST prices on Health Insurance. We have the best rates from top companies! Call now! 1-888-989-4807. (Cal-SCAN)

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KITTENS ARE HERE! Priceless Pets has many kittens awaiting their forever homes. And think twice: adopt two kittens together. They will keep one another company, and you won't have a lonely, bored kitty.



Stop in to see the variety of kittens and cats and talk with us about adoption.

**The Orphanage/Priceless Pet Rescue**  
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FREON wanted: we pay \$\$\$ for cylinders and cans. R12, R50, R11, R113, R114. Convenient. Certified professionals. Call 312-291-9169. RefrigerantFinders.com. (Cal-SCAN)

WANTED! Old Porsche 356, 911, 912 for restoration by hobbyist. 1948 to 1973 only. Any condition, top money paid! Please leave message. 1-707-339-5994. Email: porscherestoration@yahoo.com. (Cal-SCAN)



# SERVICES

## Acoustical

QUALITY Interiors. Acoustical contractor, specializing in acoustic removal, texture, painting, acoustic re-spray and drywall repairs. Lic. 602916. 909-624-8177.

## AC/Heating

**STEVE'S HEATING & AIR CONDITIONING**  
Serving your area for over 25 years. Repairs all makes/models. Free service call with repair. Free estimate on new units. MC/Visa. 100 percent financing. Senior discounts. Lic.744873  
**909-985-5254**

## Asian Arts



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## Bathroom Remodeling

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## Caregiver

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## Carpentry

SEMI-RETIRED rough to finish remodeler. Kitchens, porches, doors, decks and painting. Lots more! Paul, 909-919-3315.

## Carpet Service

ANDERSON Carpet Service. Claremont resident serving Claremont since 1985. Powerful truck-mounted cleaning units. Expert carpet repairs and stretching. Senior discounts. 24-hour emergency water damage service. Please call 909-621-1182.

## Chimney Sweep

**Gash Chimney Sweep**  
Dust free chimney cleaning. Repairs, chimney covers, dryer vent cleaning, masonry and dampers. BBB accredited. **Please call 909-467-9212.**

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Call or text for appointment  
**909-788-4381**

## Contractor

WENGER Construction. 25 years experience. Handyman services, plumbing, cabinetry, doors, electrical, drywall, crown molding. Lic.707381. 951-640-6616

## KOGEMAN CONSTRUCTION

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Lic.B710309  
KogemanConstruction.net  
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## Drywall



THOR McAndrew Construction. Drywall repair and installation. Interior plaster repair. Free estimates. CA Lic.742776. Please call 909-816-8467. ThorDrywall.com.

## Educational Consulting



Class of 2023 - Contact me to discuss your upcoming year and pending college applications! www.RandlesEducational-Consulting.com

## Electrician

**MOR ELECTRIC & HANDYMAN SERVICES**  
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Residential • Industrial • Commercial. We do it all. No job too big or small! 24/7 emergency services.



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**909-626-2242**  
Lic.806149

## Garage Doors

GARAGE door won't close? Spring broken? 40 years experience, Claremont. Reasonable prices, quick repair. 909-450-5215.

## Gardening

MAPLE Tree Service. General cleanup. Tree trimming and removal and stump grinding. Low prices and free estimates. Please call 909-239-3979. Lic.#1050206.

## Garden Maintenance

Hand-pull weeding, mowing, trimming, sprinkler work, monthly service, cleanups and junk removal. Free estimates. **David, 909-374-1583**

## Girl Friday

I'M here to help! Housekeeping, shopping, errands. Senior, pet, house sitting. Jenny Jones, 909-626-0027, anytime!

## Glass



**909-626-1535**  
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icanhandyman2@gmail.com  
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Spic Span Cleaning Service. Residential, commercial, vacant homes, apartments, offices. COVID-19 compliant, we will safely sanitize your home and office. Free estimate. Licensed. 909-277-4215.  
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**909-803-0074**

**Shirley's Cleaning Service**  
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## Irrigation

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**909-224-3327**  
Lic.861685  
Serving the area since 1983.

## Irrigation



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C.F.PRIVETT, LIC.557151  
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**www.naturalearthla.com**  
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まっちゃん  
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## Masonry



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# SERVICES

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sullivan.cm333@gmail.com

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**909-626-6365**

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# SERVICES

**Tim C. Tipping**  
President



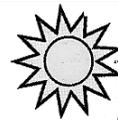
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Tel: 909.624.6204

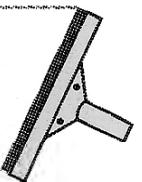
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T.S. No.: 2021-00225-CA A.P.N.: 2864-016-051 Property Address: 26611 CANYON TERRACE WAY, SANTA CLARITA, CA 91351-5291

**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 TO THE RECORDED COPY OF THIS DOCUMENT. **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/21/2007. 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: **MARILEE BACOLOD, a married woman as her sole and separate property** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 03/01/2007 as Instrument No. 20070446677 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **08/26/2021 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: **\$ 401,849.56** **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: **26611 CANYON TERRACE WAY, SANTA CLARITA, CA 91351-5291** A.P.N.: **2864-016-051** 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: **\$ 401,849.56**. 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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2021-00225-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not 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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>, using the file number assigned to this case **2021-00225-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: July 13, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003** Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

**Trustee Sale Assistant**  
**WESTERN PROGRESSIVE, LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**  
PUBLISH: July 16, 23 and 30, 2021

T.S. No.: 2014-00862-CA A.P.N.: 2309-024-007 Property Address: 7837 Vantage Avenue, Los Angeles, CA 91606

**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 TO THE RECORDED COPY OF THIS DOCUMENT. **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/26/2005. 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: **JUAN PEDRO TORRES AND LUCILA SUNIGA TORRES, HUSBAND AND WIFE AS JOINT TENANTS** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 08/01/2005 as Instrument No. **05 1818950** in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **08/26/2021 at 09:00 AM** Place of Sale: **VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650** Estimated amount of unpaid bal-

ance, reasonably estimated costs and other charges: **\$ 422,269.36** **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: **7837 Vantage Avenue, Los Angeles, CA 91606** A.P.N.: **2309-024-007** 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: **\$ 422,269.36**. 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 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case **2014-00862-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not 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 **2014-00862-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: June 21, 2021 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003** Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

**Trustee Sale Assistant**  
**WESTERN PROGRESSIVE, LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**  
PUBLISH: July 16, 23 and 30, 2021



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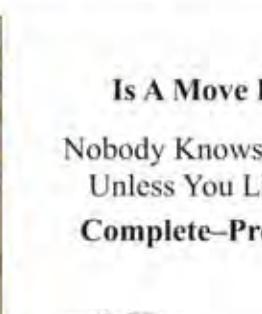
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"We worked with Geoff on the recent sale of our family home in the Claremont Village. There is no question that Geoff is the true market expert in Claremont. His local knowledge and disciplined marketing process resulted in multiple purchase offers on our property. Before listing the house for sale, Zillow's Zestimate indicated a property value of under \$950,000; the final sale price was 50% higher. The key is to anticipate the issues that are likely to arise during due diligence and to address them up front to avoid future problems with closing the sale. In this regard, Geoff's experience and relationships in the marketplace played a crucial role in achieving a successful outcome for us. We would highly recommend Geoff to anyone considering the sale of their home in the area."  
 —**Marc & Stephanie Selznick**

"The best Realtor in Claremont, he gives you realistic and objective advice whether you are trying to sell and/or purchase a home. He backs up his pricing with real data and comps. If you want someone who is professional, highly knowledgeable, and honest, Geoff is the Realtor to choose!"  
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Read what my clients are saying. Visit [www.MasonProphet.com](http://www.MasonProphet.com) and click on "Testimonials," or find me on [www.Yelp.com](http://www.Yelp.com).

"Mason is terrific—honest, conscientious, and always available, always gets back to you right away. He can adjust to every type of personality and has the ability to be courteous even in the most difficult negotiations—without giving anything away for his client. His instincts for the market are impeccable and he knows the process backwards and forwards. It seems impossible to me to imagine a better agent."  
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Come see this single level where drought tolerant landscaping ushers you to the spacious living room which flows into the kitchen and living & dining spaces. Large backyard has ample areas for your RV and toy parking, as well as a blank canvas for your dream backyard with room for a pool. \$645,000 Laura Dandoy 909-228-4383 (A1476)



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