

Girl Scouts descend on La Casita for annual retreat

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Camp La Casita Director and lifelong Girl Scout Beverly Speak, left, shows the girls how to stomp their feet to the Snail Song during this year's summer camp located in Claremont Wilderness Park. COURIER photo/Andrew Alonzo

Update to Housing Ordinance delayed

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Steve Harrison has a lot to say about using credit cards

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Is it wise to build a new development in a fire zone?

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FOREVER

Fentanyl, and the opioid crisis, hit home in Claremont

15

by Mick Rhodes

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Part one of three.

At 4 p.m. tomorrow, Karie Krouse will host a memorial service for her daughter Chloe Kreutzer, now forever 15. The rising Claremont High School sophomore died June 1 of a suspected drug overdose.

Her friends say a single fentanyl-laced counterfeit Percocet pill was the cause, one she obtained from a 2021 CHS graduate.

The results of a toxicology report of a second pill found in her backpack by officers from the Los Angeles County Sheriff's Department's San Dimas



Karie Krouse and her daughter Chloe, prior to transitioning, left. Chloe in a recent photo, above. Photos courtesy of Karie Krouse.

substation, the city in which Chloe died, are pending. An investigation into her death is also underway, police say.

The news hit Claremont hard. Chloe was by all accounts a kid who wasn't a regular drug user. She had a lively, supportive group of friends who are still mourning today.

But though her death jolted this leafy suburban



college town, it was by no means an aberration.

According to information obtained from various sources, including well respected drug counselors and peers, between five and nine then current or recently former high school students from Claremont have died from both prescription and non-prescription opioid drug overdoses over the last five years.

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Claremont Little League All-Stars just keep on winning

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Cases soar among unvaccinated in the county

by Steven Felschundneff
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The local outbreak of the coronavirus continues to grow at a staggering rate, with the Los Angeles County Department of Public Health reporting 2,551 new infections Wednesday afternoon. This is a twenty fold increase in one month with 124 cases reported on June 21.

It continues to be younger people driving the surge, with 83 percent of cases reported among people under 50, while nearly 100 percent of new infections are among the unvaccinated. Today's positivity rate is 5.2 percent, up dramatically from 0.7 percent one month ago.

The county recorded seven new deaths, two people were between the ages of 65 and 79, three between 50 and 64, and one between the ages of 30 and 49.

Nationwide, 99 percent of the deaths and 97 percent of the hospitalizations are among the unvaccinated, according to data collected by the New York Times. President Biden said last Friday, "the only pandemic we have is among the unvaccinated."

Following weeks of almost no new cases in Claremont, the county is now reporting 23 new infections for a cumulative total of 2,365. The number of deaths in Claremont was reduced by one last week to 59. As

reported last week, the vaccination rate in Claremont has stalled at 64 percent of the eligible population according to data reported on July 16.

Still, it's no longer December 2020 as two crucial statistics illustrate. First, 62 percent of county residents over age 16 are now fully vaccinated and nearly 70 percent have received at least one dose. More importantly, among the most vulnerable population, people over 65, a total of 78 percent are fully vaccinated and 88 percent have received one shot. County health officials estimate that at the current rate of new vaccinations, by January we will reach the 80 percent threshold. That data could change if the current surge inspires some to get the vaccine.

This week the Kaiser Family Foundation released a follow up report about Americans' opinion of the vaccine, including two groups who had reported being vaccine hesitant or resistant. KFF recontacted the same people from their January survey to inquire whether their opinion about the inoculation had changed, and if so, why.

In January the foundation reported that 23 percent of respondents stated they would not get the shot, or would do it only if compelled to, while 28 percent said they wanted to wait and see how it worked out for other people. In their follow up, the researchers found about half of the "wait and see" group, and 24

percent of the "never" group have now received at least one shot.

The reasons previously vaccine-resistant people gave for changing their minds centered on three common themes. First, seeing millions of others getting the shot with few serious side effects. Second, hearing positive vaccination messages from medical professionals or friends. Third, the possibility that remaining unvaccinated will limit their ability to do things they want, like visiting family.

Sample quotes from those who wanted to "wait and see" back in January but changed their mind included the following:

"Almost all of my friends were vaccinated with no side effects." — 64-year-old Black Democrat woman in Tennessee.

"I was told by my doctor that she strongly recommend I get the vaccine because I have diabetes." — 47-year-old white Republican woman in Florida.

Among those who were in the definitely not camp reasons for getting the shot included:

"Friends and family talked me into it, as did my place of employment." — 28-year-old, white, independent man in Virginia.

"My husband bugged me to get it and I gave in." — a 42-year-old white Republican woman in Indiana.

Shoes that Fit still needs backpacks for kids

"Anyone who wants to help an area child get their school year off on the right foot can pick up a backpack from participating businesses and organizations in Claremont, La Verne, Pomona, Upland and Rancho Cucamonga and fill it with a brand new pair of sneakers, socks and school supplies," read a Shoes That Fit release.

Filled backpacks will be distributed to area children in need through the schools that they attend or local social service agencies.

Filled backpacks must be returned

by July 25 to a participating business, or to Shoes That Fit at 1420 N. Claremont Blvd., Suite 204a, weekdays between 9 a.m. and 5 p.m.

Properly fitting new shoes help kids stay active, fit and engaged in school. Since 2009, the Shoes That Fit backpack campaign has helped more than 4,000 local children with the tools they need to start the school year off strong.

For information, go to <https://www.shoesthatfit.org> or call (909) 482-0050.



COURIER photo / Andrew Alonzo

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TIP#2

Want to see our latest stories on the homepage? Checkout the headlines under the main photo.

FOREVER

A memorial service for Chloe Kreutzer will be held on Saturday, July 24

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That number, while shocking, is directly in line with statistics that have for the past five years been sounding a national alarm.

The US Centers for Disease Control and Prevention announced last week that 2020 was the deadliest year on record for opioid overdose deaths, with an astonishing 93,331 Americans dying from both prescription and illicit opioids. That provisional number, which will no doubt increase once the final tally is in, was up nearly 30 percent from the previous year's total. That jump was also a record for the highest year-to-year increase since the CDC began compiling opioid overdose statistics in 1999.

One stat was particularly telling among the those detailed in the CDC's report: deaths attributed to synthetic fentanyl—the massively potent opioid painkiller 100 times stronger than heroin—were higher in 2020 than ever recorded.

And multiple sources say the use and availability of fentanyl, which can be mixed with heroin, methamphetamine, cocaine, or any illicitly produced pill, is skyrocketing among young people.

"These are all being made in motels on Beach Boulevard in Huntington Beach and Buena Park," said Claremont resident Bob Forrest, himself a former heroin addict turned renowned drug recovery counselor, television personality ("Celebrity Rehab"), revered musician (Thelonious Monster), and the subject of the 2011 documentary film, "Bob and the Monster."

"They get an ounce of pure fentanyl, and they start diluting it and they make the pills from them from one of these little pill things you can buy on eBay or Amazon. And nobody really knows what they're doing. And the mixing with cocaine: How much are you mixing? And what part of that mixture has a significant amount of fentanyl, and what part has no fentanyl in it?"

"What I'm saying is it's just the wild west."

It's a crapshoot

Prescription fentanyl was marketed to treat severe or chronic pain. But as they do, folks figured out how to abuse the powerful painkiller fairly early on.

Then a black market sprung up for illicitly produced synthetic fentanyl, and the dosages, which were no longer being overseen by chemists or scientists, were suddenly all over the map.

Soon thereafter opioid users began dying in alarming numbers.

"This stuff that people are getting from the illicit market is just like, whatever," Mr. Forrest said. "It's a crapshoot what you get. The reason why we're having so much death now from this fentanyl is a pharmaceutical company created a drug for abuse for the public—there's no doubt they did that—and [now it's] just mom and pop kid's shops in motels cutting up drugs."

For decades the most feared street drug was heroin. And while it's certainly true heroin is inherently dangerous and highly addictive, today's drug of

Gone with the first pill

Chloe wasn't the kind of kid who would take that risk.

"I think it's really important, even people that have kids like me, that you don't think would ever, ever, ever touch anything, to have conversations with these kids," said Chloe's mother, Karie Krouse. "Because all it takes is that one single time and this could happen. This is not one that you could play around with and find out that they've been taking it for three weeks or something. They can be gone with the first pill."

Readily available, even on Snapchat

Multiple kids told the COURIER street drugs laced with fentanyl—pills, cocaine, heroin and methamphetamine, among others—are readily available throughout Claremont, with dealers operating openly on Instagram and Snapchat. They also said that prior to the pandemic, opioids were easily obtained on the Claremont High School campus.

"There were definitely certain people you could ask and they would know" how to get fentanyl on the CHS campus, said Gabby Arias, a recovering fentanyl addict who dropped out of CHS in 2020, at the outset of her senior year. "So like, it was pretty easy."

Now 20, she's unclear on when she first took something laced with fentanyl. She said it could have been as early as her freshman year at CHS.

"At first it was [fake] Xanax," she said.

She knew legitimate, pharmaceutical Xanax wasn't available at the time, and the pill was illicit. She took it anyway.

"I still did it, because that's what an addict mind does. You just do what's there."

Gabby spoke to the COURIER as she was about to "graduate" from a just completed a 16-day detox program at Stillwater Treatment Center in Porter Ranch.

During her three year addiction to fentanyl, she's been to seven rehab facilities.

Over that time she said she's lost at least four friends—all of them Claremont kids—to opioid overdoses.

Another close friend nearly died as well, surviving only because Gabby performed CPR, a skill she learned from her brother, an EMT.

"It just goes on, honestly," Gabby said. "It's horrible. It's just more and more people. I could tell you there's probably been another death and I'm just [in a rehab facility] and not aware of it. That's what's going on right now. People don't realize how serious [fentanyl] is. You never know that it's going to be you next, and that's the scariest thing. People need to understand that just because it hasn't killed you right now doesn't mean it's [not] going to kill you yet."

"My friends that I went to elementary school with at Condit are now dead, because of this drug."

A public memorial service for Chloe Kreutzer will be held at 4 p.m. tomorrow, Saturday, July 24 at Claremont United Church of Christ, 233 Harrison Ave.



CHS student Chloe Kreutzer was not a regular drug user and had a supportive group of friends. Photos courtesy of Karie Krouse.

choice, fentanyl, makes it look relatively quaint.

"Fentanyl is the deadliest drug on earth," Mr. Forrest said. "A match tip [-sized dose] can kill you, the tiniest little amount. And I'm pretty open minded about drugs. I guarantee you, there isn't a mistake breaking up a brick of pot can do that's going to kill anybody. Nor probably cocaine. I'll get crucified for that, but the truth is nor probably cocaine. When you get to heroin there's a risk, when you get to meth there's a risk. But it's like a thousand-fold risk with fentanyl."

Next week part two: "What are the schools doing?"

New exhibition starts at Benton Museum

The Benton Museum of Art at Pomona College and Pitzer College Art Galleries exhibition "Sadie Barnette: Legacy and Legend," opened yesterday and will be up through December 19.

It is the most ambitious exhibition to date of the California artist Ms. Barnette. The two-venue presentation of the artist's recent work brings together her drawings, installations, and photographs that explore intimate family narratives within global discourses on race

and power.

The exhibition was curated by Benton Senior Curator Rebecca McGrew and Pitzer Director Ciara Ennis. It is the third collaboration between the Benton and the Pitzer College Art Galleries, and the 54th exhibition in the Benton's Project Series. The Benton will publish the first major catalogue on the artist's work to accompany the exhibition.

The exhibition and publication are supported in part by a generous grant



from The Andy Warhol Foundation for the Visual Arts, with additional support from the Pasadena Art Alliance.

The Benton is open for appointment

viewing Tuesdays through Saturdays. To arrange a visit to the Pitzer College Art Galleries, email Christopher_Michino@pitzer.edu.

Update to Inclusionary Housing Ordinance delayed

by Steven Felschundneff

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The season of delayed decisions continues as the Claremont Planning Commission elected on Tuesday to give itself a few more weeks to examine changes to the Inclusionary Housing Ordinance before making a final recommendation.

The commission had been tasked with updating the current Inclusionary Housing Ordinance to make it harder for future developers to skirt construction of low income housing. Under the current law any new development over seven units must include either 15 percent moderate income or 10 percent low income units. However, since 2006, when the law went into effect, nine developments have included 67 moderate units but none in the low income category.

The city's planning department has been contemplating an update to the ordinance for several years but the issue became a top priority after the Claremont City Council voted last week to tie the implementation of the Village South Specific Plan to the passage of a new ordinance.

The sense of urgency was threefold. First, the council wanted to avoid delaying the implementation of the VSSP indefinitely, given that it has been four years in the making and there is a developer waiting in the wings to begin its application. Second, the city was rapidly running out of time to schedule meetings with the August recess just a few days away. Finally, the process for updating an ordinance has a 30-day wait period built in by state law which must be accounted for in any timeline.

Given these three factors, the council elected to send the IHO to the planning commission immediately with the goal of bringing it back to council for its first meeting in September. If approved, the council would hold a second reading on September 28, which would trigger the 30-day wait period, with October 29 chosen as the effective date for the ordinance. The Village South Specific Plan would be implemented in tandem.

The U.S. Department of Housing and Urban Development determines what qualifies as low income for any given region, while the California Department of Housing and Community Development (HCD) calculates moderate income. This distinction is critical because each department has a completely different methodology for determining affordability.

Under HUD, \$94,600, or 118 percent of the average median income (AMI), is considered low income for a family of four, while moderate income determined by HCD is \$96,000 a difference of just \$1,450. The two paths diverge when calculating what constitutes an affordable home. HUD sets the sales price at 70 percent of AMI with 30 percent of income allotted to housing. HCD allows 110 percent of AMI with 35 percent of income going to the housing expense. As a result, under HUD low income rules a typical three bedroom townhome would be affordable at a sales price of \$71,300 but that same unit would be \$333,500 for moderate income buyers. The market rate price would be \$630,000, which creates

a affordability gap of \$558,700 for low income but only \$296,500 for moderate.

HUD's calculation of low income has been growing rapidly for years driven by the steep increases in Southern California's housing costs.

Kathe Head, the consultant tasked by the city to give Tuesday's detailed presentation on housing ordinances, joked that she planned to retire once the HUD definition of low income was actually higher than HCD's definition of moderate income.

The planning department gave the commission four choices for updating the ordinance. Choices "A" and "C" would create one group which recognizes that HUD low and HCD moderate income are effectively the same and would explicitly allow low income households to purchase units at the moderate income price. Under this option the units would be counted as moderate income for purposes of the Regional Housing Needs Assessment which leaves the city wanting to plan for low income housing under the mandated housing element

Options "B" and "D," which the commissioners preferred, would create a hybrid model under which the low income standard would be reduced to 80 percent of AMI or \$64,000, while moderate would remain at \$96,000. The affordable sales price calculation for low income units would be substantially higher, in the low \$200,000 range for the three-bedroom townhome. This model would allow the city to claim some units as low income under RHNA.

Commissioners discussed but did not adopt any percentage of units that must be affordable under the new ordinance.

The proposed IHO creates a much simpler mode for determining low income affordability with the maximum allowable rent calculated based on a benchmark household income (BHI) and the size of

the rental unit, minus expenses. For example, with a BHI of \$43,000 a renter of a two-bedroom unit would be limited to spending just 30 percent of income, or \$1,080, minus a utility allowance of \$80 for a maximum allowable rent of \$1,000.

During public comment the vast majority of residents supported passing a revised housing ordinance in time to be implemented for any development in Village South. Representatives from the builder Artec Partners and Village Partners, who hope to begin the application process for the first construction under VSSP, dissented. They contend the revised IHO may derail their project, South Village, by adding costs that could make it economically unviable. Following the staff report and an extended period of public comment, several commissioners clearly felt uncomfortable making a rushed decision, particularly given the four short days they had to review the staff report.

Commissioner Isaac Rahmim was the first to express reluctance about proceeding with a vote in part because the report did not include an analysis of the economic impact the ordinance could have on future developments. He also expressed a need for additional time to consider what would be a big change in Claremont's housing policy.

Chair Leigh Anne Jones agreed. "Frankly I was a little overwhelmed with all the information," she said. Asked about performing the analysis commissioner Rahmim requested, Ms. Head replied it would take about six weeks and could cost \$30,000, a threshold that most likely would require city council approval.

Vice chair Parker Emerson proposed a compromise—skip the analysis, but continue the item to a special meeting during the summer recess. After some discussion the commission voted unanimously to reconvene on August 10 at which time they would come up with a final recommendation.

Inclusionary Rental Units: Recommended Income & Affordability Standards

- ▶ The household Income standard would be set at low income as defined in Health & Safety Code §50079.5. This standard is published by HCD annually, and in 2021 it represents 118% of AMI.
- ▶ The affordable rent standard would be based on the Health & Safety Code §50053 calculation methodology. The current low income rents are estimated at:

Low Income – Rent at 60% AMI	Studio	1-Bdrm	2-Bdrm	3-Bdrm
Benchmark Household Income	\$33,600	\$38,400	\$43,200	\$48,000
% of Income Allotted to Housing	30%	30%	30%	30%
Gross Monthly Rent	\$840	\$960	\$1,080	\$1,200
(Less) Utilities Allowance	(48)	(63)	(80)	(100)
Maximum Allowable Rent	\$792	\$897	\$1,000	\$1,100

POLICE BLOTTER

By Mick Rhodes

Wednesday, July 14

Claremont Police Department officers made a 10:51 p.m. traffic stop on a 1997 Honda Civic they say was speeding near Base Line Road and Indian Hill Blvd. They then questioned the driver, Isaiah Cortez, 22, from Rancho Cucamonga, who allegedly admitted to being in possession of a 9 mm FMK handgun and a high capacity magazine. It turned out the firearm also wasn't registered to Mr. Cortez, and he was driving on a suspended license. He was arrested on three misdemeanor charges of possession of a loaded firearm, possession of an unregistered firearm, and driving on a suspended license. He was then booked and released with a citation to appear for arraignment in Pomona Superior Court. Mr. Cortez's car was impounded for 30 days for driving on a suspended license.

Thursday, July 15

A clerk at EZ Cash, 412 Auto Center Dr., called police at 5:58 p.m. after 27-year-old Pomona resident Linda Hatch tried to cash an allegedly fraudulent \$750 payroll check. Arriving officers questioned Ms. Hatch and allegedly found her to be

in possession of a methamphetamine pipe as well as the suspected fake check. She was arrested on one felony count of possession of a fictitious check, and two misdemeanor charges of forgery and possession of drug paraphernalia. She was then booked and released with a citation to appear in Pomona court.

An apparent former resident of a home under renovation at 1111 N. Indian Hill Blvd. was arrested for felony vandalism and misdemeanor trespassing at 8:42 p.m. after a pool maintenance person noticed some valves had been moved, and called the homeowner. The homeowner then called a caretaker, who arrived and found a 55-year-old Pomona man, Rodney Rodriguez-Funez, inside, and noticed some decorative tiles had been spray painted. The caretaker called police, who arrived and arrested Mr. Rodriguez-Funez on the vandalism and trespassing charges. Police say the man said he was there to retrieve his property, bicycles and some toiletries. He was booked and released with a citation to appear in court.

Saturday, July 17

Claremont police responded to a 1 a.m. domestic violence call from a home in the 600 block of E. Foothill Blvd. Arriving officers investigated and determined a 38-year-old Claremont man allegedly

punched and kicked a 34-year-old female victim in the face, chest and left arm. Since the alleged victim showed no visible injuries, the suspect was arrested on a misdemeanor domestic violence charge and held in the Claremont jail before appearing at his Pomona Superior Court arraignment July 20.

At 1:37 a.m. CPD fielded another domestic violence call, this one from the Chevron/McDonald's at 860 S. Indian Hill Blvd., where witnesses say a 24-year-old Upland man punched a 24-year-old Los Angeles woman several times in the back of her head and then threw her to the ground, resulting in a laceration to her left middle finger. The man was arrested for felony domestic violence, booked, and held in the Claremont jail until appearing July 20 for his arraignment in Pomona court.

Sunday, July 18

In yet another call regarding an instance of alleged domestic violence, Claremont cops responded to the Shell Station at 747 S. Indian Hill Blvd. at 1:30 p.m. regarding a report of two unhoused men in a physical altercation. Police say the suspect, 30, hit the alleged victim, 44, over the head with a tennis shoe. The 30-year-old was arrested for misdemeanor domestic violence, booked, and held in the Claremont

jail pending his July 20 arraignment in Pomona court.

Police conducted a traffic stop on a 2013 BMW at 9:25 p.m. near the Claremont Lodge, 736 S. Indian Hill Blvd. The driver, Christopher Stachowski, 25, from La Verne, was allegedly in possession of methamphetamine, and since he'd been previously convicted of DUI, he was also cited for driving without an "interlock device," a machine that measures alcohol levels that convicted drunk drivers are sometimes ordered to have installed in their cars. Mr. Stachowski was arrested on the two misdemeanor counts. His passenger, a 36-year-old unhoused man, had an outstanding warrant out for his arrest, and was detained as well. Both men were booked and released with citations to appear in court.

Monday, July 19

Pasadena resident Isidoro Avila, 37, was cited for misdemeanor DUI at 2:10 a.m. after police pulled him over for speeding near the corner of American Ave. and Indian Hill Blvd. Mr. Avila allegedly failed a field sobriety test before being arrested, booked and spending the morning detoxing in the Claremont jail. He was released in the morning with a citation to appear in Pomona court.

Last chance for OJP Shakespeare festival

Keep local non-profit theater alive with Ophelia's Jump Productions sixth annual Midsummer Shakespeare Festival and fundraiser, coming to a close this weekend with three final performances of Shakespeare's musical comedy, "Twelfth Night." Performances run Friday to Sunday, at 8 p.m. Located at the outdoor Sontag Greek Theatre at Pomona College.

Grounds open at 6:30 p.m. on Friday and 6 p.m. on Saturday and Sunday for picnicking. Saturday and Sunday feature artisan vendors, Shakespearean insult booth, photo booth, arts and crafts, face painting, and your chance to get a photo with a life size William Shakespeare cutout.

Nightly "Green Shows" begin at 7:15



p.m., starring local performers to serenade picnickers. Get your tickets online at www.opheliasjump.org, and at the door if available.

Buy pre-sale in the Claremont Village at Sonja Stump Photography, 135 W. First St., (909) 626-1147.

**Excess trash a regular problem at parking garage**

Those who have been using Claremont's parking garage on First Street next to the Packing House in the mornings are not surprised by a mess left all over the stairs and elevators. If you happen to see anyone adding to this mess, please contact the Claremont Police Department. COURIER photo/Bob Fagg

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Lost in a credit card maze

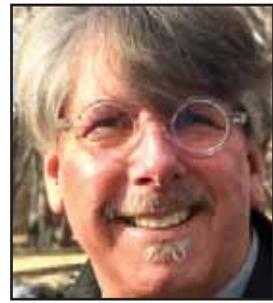
Computers and technology are wonderful things; well, until they're not. Last week I found myself in credit card hell, perhaps only purgatory, but it was uncomfortable and frustrating whichever place I experienced.

It all started when John and I went to Pacific Sales to buy new appliances for an upcoming kitchen remodel. We had been in several times looking at various configurations, trying to decide if my HGTV dream kitchen was entirely out of the question. Once we had decided, we were told by many different people that ordering as soon as possible was important. Because of COVID, cars, appliances, furniture, and many building materials are on back order. Not wanting to be the cause of any delays, we ordered as soon as possible.

When I put my credit card into the reader to pay for the appliances, my card was declined. This didn't altogether surprise me; I never carry a balance, and I never charge anything over a few hundred dollars, so this charge was not only out of the ordinary, it was dangerously close to my credit limit.

Indeed, when I called the American Express representative, I was told to expand my credit limit. I felt smug knowing that with my credit history I would not have any problem. Once she had pushed the magic buttons to increase my limit, I asked her to stay on the line as I re-submitted the charge. My transaction was declined two more times.

Over the next few days as I tried to figure out why my card was declined and then why it was red flagged, it became clear that my identity was being questioned, my credit card deemed inactive and my case put into the hands of the fraudulent claims department.



INSIDE & OUT

by **STEVE HARRISON**

I know that credit card and identity theft are major problems in our world today, but I was shocked to find myself suspect after using my own card! Attempting to get to the bottom of the problem and then getting it rectified was frustrating, and at times absurd. My dealings with supposedly live, intelligent human beings defied logic. By the time one is put on hold for three to four minutes, transferred to several departments where clerks can only read from the same script, even the most stable among us would be taxed. By the second day, I was about to lose it.

Each person I talked to, at least 15 over the two-day period, asked if I had received a text, an email, or a letter from Macy's American Express. Never did they tell me where I might find this mysterious letter. Even after supplying two codes received via text and email, I was still deemed persona non grata. I finally stumbled upon "the letter" sent to my credit card account online. Once I called customer service with that code, I was thanked and told that my card was now ready to use. Apparent-

ly, my time in credit card hell was over.

How many of us carry a credit limit that is absurdly high, thinking that someday we might need the charging capability because of some emergency? I do. Or maybe I would find myself in London without a pound. How many of us are comforted knowing that we have good credit and this safety net? And yet, in an emergency, will the credit card work or will we be told that we have to verify our identity because that emergency charge doesn't fit our past shopping history? As I tried to explain to one account representative after another, the aggravation I was feeling over the illogic behind their system, I was "reassured" that my card was now ready to use and that all of these preventions were in place to keep me safe. I asked if the agent thought that a real criminal would go to all of the trouble I had over the past two days trying to use a stolen card? Wouldn't a criminal go on to a card that was easier to scam? The irony of my logic was not appreciated.

Like in the days after an automobile accident, I have replayed my interactions with the credit card company over and over, trying to figure out what I did wrong. Yes, I attempted to charge \$200 over my limit, but that was quickly extended. Still, my card was rendered unusable. Without the magic code, I was suspect. Our technological age has made life so much easier, but God forbid if a computer deems you an unreliable risk or declares you not to be you.

Sadly, the various consumer representatives at many phone banks aren't much better. Go off script and they really have no idea how to respond. The lesson I've learned is never have an emergency, or maybe call your credit card company in advance if you are going to have a big expense. The lesson seems absurd.

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Claremont's PD facility a disgrace**Dear editor:**

The police department facility on Bonita Avenue is a disgrace for Claremont. Surrounding cities have already built new police facilities.

It's time to protect those who protect us, 24/7, 365 days, year after year. The Claremont PD building is in dire need to be retrofitted now, not next year or two years from now. The recent collapse of the building in Florida was due to ignoring the many reports of structural weakness; this is precisely what Claremont is doing.

Three previous PD facility committees met with a total of four architecture and engineering consulting firms. All found the need to rebuild or retrofit; this was years ago and nothing has been done to date. The walls supporting the two-foot-thick concrete roof/ceiling need to be stabilized, lest the entire roof collapses and kills or seriously injures those in the building. A quake, tremor, or aftershock could cause

READERS COMMENTS

this disaster.

All four consulting firms found that inside this 50-year-old building was asbestos, mold, and 50-year-old wiring and plumbing. OSHA has reviewed the facility and reported findings. All this material is available at the police department and should be found at city hall. To date, nothing has been done to make the PD facility safe for anyone entering its doors.

The city should consider the possibility that if we don't fix the building there could be costly lawsuits. All the facts on file favor any plaintiff. The city would be blamed for ignoring the facts.

I believe there is \$6 million from the government that could start the retrofit

project. The rest of the funding will need creative planning. It needs to be done.

A history of the past three police facility committees includes:

1st — a \$50 million bond to build onto the building on Monte Vista = failed.

2nd — a \$25 million bond for a new facility on current property = failed.

3rd — \$18.3 million (combination retro-fitting and new building) presented to the council in 2019 = never discussed, never went to public as a bond, and the plan disappeared.

Appointing a 4th committee would be nonsensical and delay progress. During the council's August vacation, I hope each spends time thinking about a plan to begin the process to protect and provide safety for our police department.

I request that the police facility be on the agenda during a September council meeting with the council discussing (1) a plan for immediate retrofitting, and (2) a future plan for a new or adapted building.

ADVENTURES IN HAIKU

*Yes, it can be done
It feels strange and difficult
But we're not alone*

— Jean Collinsworth

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

After three committees and four consulting firms, there is ample information to plan and act right now.

Joyce Sauter, 50-year resident, member of the third police facility committee, member of the PD community patrol.

Viewpoint: Clara Oaks development in severe fire zone

by Char Miller

The Clara Oaks development—40 plus luxury homes proposed to be built above Claremont's Webb Canyon on a site CALFIRE has designated a high severity fire zone—will prove disastrous. That's why I'm urging city officials to reject the project.

If the planning commission and the city council greenlight the project, they'll be responsible for placing its future residents directly and inevitably in harm's way. They'll also be sanctioning the devastation of a 100-acre swath of irreplaceable wildland habitat.

This is not an over-the-top claim but is based on my more than two decades of research, writing, and teaching about wildland fire in the western United States. That work leads me to the simple and grim conclusion that the Clara Oaks project, accessed by a narrow

road and situated in our flammable foothills, will burn. When it does, it will rival the destructive fury of the 2003 Padua/Grand Prix fire that incinerated Palmer Canyon and portions of Claraboya.

Any future conflagration will be more dangerous because of the global climate crisis' impact on wildfires. The U.S. southwest has been drying out since the 1980s and will continue to do so, a stark reality that has led to a string of horrendous fire seasons. Sixteen of California's 20 worst fires have occurred since 2003. Worse yet: five of the largest six fires in the state were burning simultaneously in August and September 2020.

Because our foothills and mountains have not had a major fire in nearly 20 years, inland Southern California and Claremont are flashpoints. The return-fire cycle for chaparral is roughly 15-25

years, and because chaparral dominates the Clara Oaks site and its surroundings, odds are that this landscape will burn sooner rather than later.

Constructing Clara Oaks will heighten this risk. A recent Forest Service scientific paper notes that houses built in the wildland-urban interface (WUI) act as accelerants. One of its key findings is that "settled areas with little wildland vegetation that are near large blocks of wildland vegetation [are] where the greatest total amount of building destruction has occurred in California." The Clara Oaks site matches that description: It abuts the Claremont Hills Wilderness Park

and county and federal wildlands. Fire in one area will mean fire in another.

This is especially true when combustible structures are in place. Houses, cars, propane tanks and high-voltage wires have routinely touched off wildfires and/or energized them. The 2020 Bobcat Fire, which consumed 115,000 acres in the Angeles National Forest, resulted from a SoCal Edison overhead conductor (note: two major utilities' wires run just north of Clara Oaks). Sparks cascading from a Golden State Water Co. chop-saw ignited the 2013 Foothill Fire that burned the Bernard Field Station.

continued page 11



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Across

- 1. Polished gem plane
- 6. Claims
- 10. Mower-making giant
- 14. Wedding seater
- 15. Cut and paste
- 16. "I'll second that"
- 17. Recently held food and drink festival in Claremont
- 19. Long green
- 20. One engaged in, suffix
- 21. Getty Center architect Richard
- 22. Blyton or Bagnold
- 23. Marvel Comics superhero
- 25. Worth a look
- 28. Ideas proposed as demonstrable truths
- 32. "What ____, chopped liver?"
- 33. Five-time Wimbledon champ
- 34. Zero
- 35. Verse
- 39. Sault ____ Marie
- 40. Sourpuss
- 42. One-time connection
- 43. Read carefully
- 46. Corinne Bailey ____ Grammy nominee
- 47. They may be picked
- 48. Jazz pianist King Cole

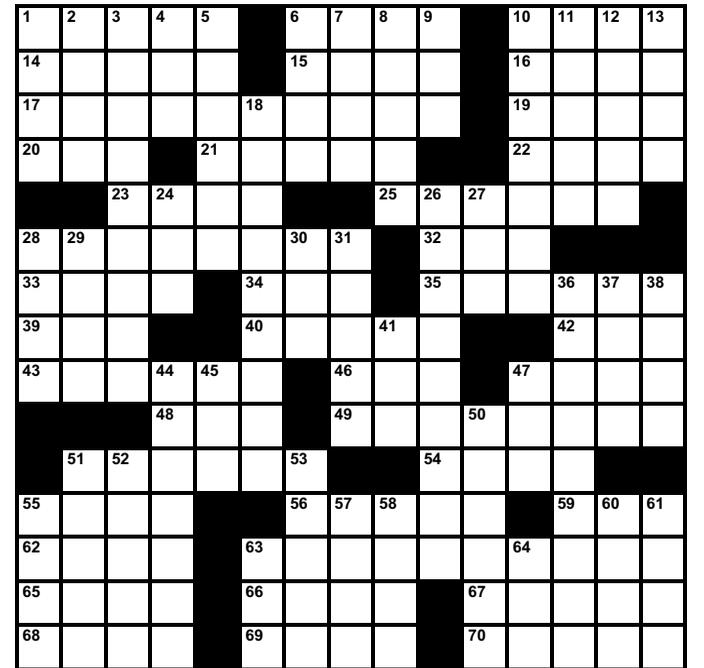
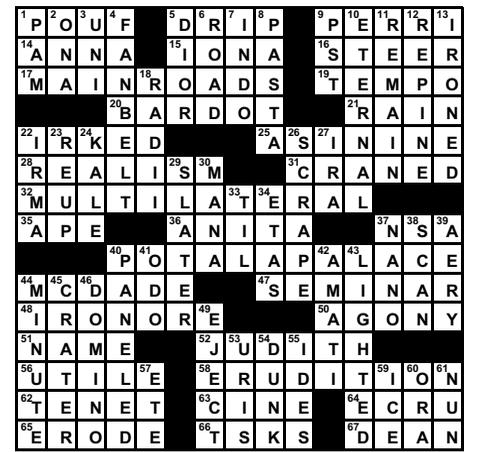
Down

- 49. Popular game for Claremont seniors
- 51. Speculation starter
- 54. Cordon ____
- 55. Peanut sauce cuisine type
- 56. Cornerstone abbr.
- 59. "____ be back!"
- 62. Set aside
- 63. Citrus bearing plant
- 65. Play part
- 66. Milk: Prefix
- 67. "Three Sisters" sister
- 68. Opinion piece in a newspaper
- 69. Particular lodge members
- 70. Big name in chicken and boxing

Across

- 18. Plain with major wildlife reserve
- 24. Monopolize
- 26. Seeking success in a new locale
- 27. Whiny music genre
- 28. 3 tps
- 29. Table d' ____
- 30. Former Russian orbiter
- 31. Float drinking sound
- 36. Rum and lime cocktails
- 37. Dying words from Caesar
- 38. Emit a powerful beam
- 41. Wild West
- 44. Singly
- 45. Posed
- 47. Compass direction
- 50. Even though
- 51. Celebratory cry
- 52. Won best actress for her role in "Monster's Ball", first name
- 53. Wild
- 55. "Comin' ____ the Rye"
- 57. Pass rusher's success
- 58. Explosives
- 60. Big name in late-night
- 61. Part of the meat
- 63. Rousing cheer
- 64. Have a go at

Answers to puzzle #630



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Judy Ritchie

Homemaker, educator, reader

Judith Dell (Jones) Ritchie died at home in downtown Claremont on July 15, her beloved husband Tom at her side.

She had lived with insulin-dependent diabetes for over four decades, and fought bravely in later years as scleroderma attacked her lungs. She was so thankful to receive the COVID-19 vaccine and be able to see friends and family, attend book club meetings, shop at the farmer's market, and enjoy outdoor dining again in the final months of her life.

Judy was born January 1, 1947 in Lynwood, California, the third child of Annie Ogden Jones and Eugene Vernon Jones. She attended school in Pico Rivera and graduated from Monrovia High School in 1964, going on to attend UCLA and earn a bachelor's degree in English literature in 1969, a few months after the birth of her daughter Emily.

She and her first husband, Jim Cooke, separated amicably shortly after they moved to Claremont in 1974; they collaborated with many friends to recall four school board members who had voted to close Sycamore School, where Emily attended elementary school and she volunteered as a reading tutor. She stayed active in Claremont politics, working on contentious mayoral campaigns through the 1970s.

She met her future husband, Tom Ritchie, at a fundraiser organized to oppose Prop 6, the statewide ballot initiative that would have barred LGBTQ people from teaching in public schools, in 1978.

Wanting to impress her new boyfriend, she learned to love camping, backpacking, cross-country skiing, and even rock climbing and motocross. She surprised herself with a fondness for skiing with him into the back-

country and camping in the snow. Together they enjoyed many group camping trips with friends in Joshua Tree. They also played tennis and racquetball (she was fierce with a racquet!). She and Tom were married January 1, 1991. Their son Connor was born in 1992.

She spent her professional life at the Claremont Colleges, first at Higher Education Abstracts (a quarterly compilation of abstracts of journal articles pertaining to college students, faculty, administrators, and related topics in higher education) on the campus of what was then known as The Claremont Graduate School, then for many years at Pomona College in the office of financial aid, starting as secretary and working her way up to assistant director.

She brought not only a lightning-fast typing speed but also a keen editorial eye and knack for writing a well-crafted letter to her work. A particular satisfaction for her was putting together financial aid packages for students from working-class backgrounds who were the first generation to attend college.

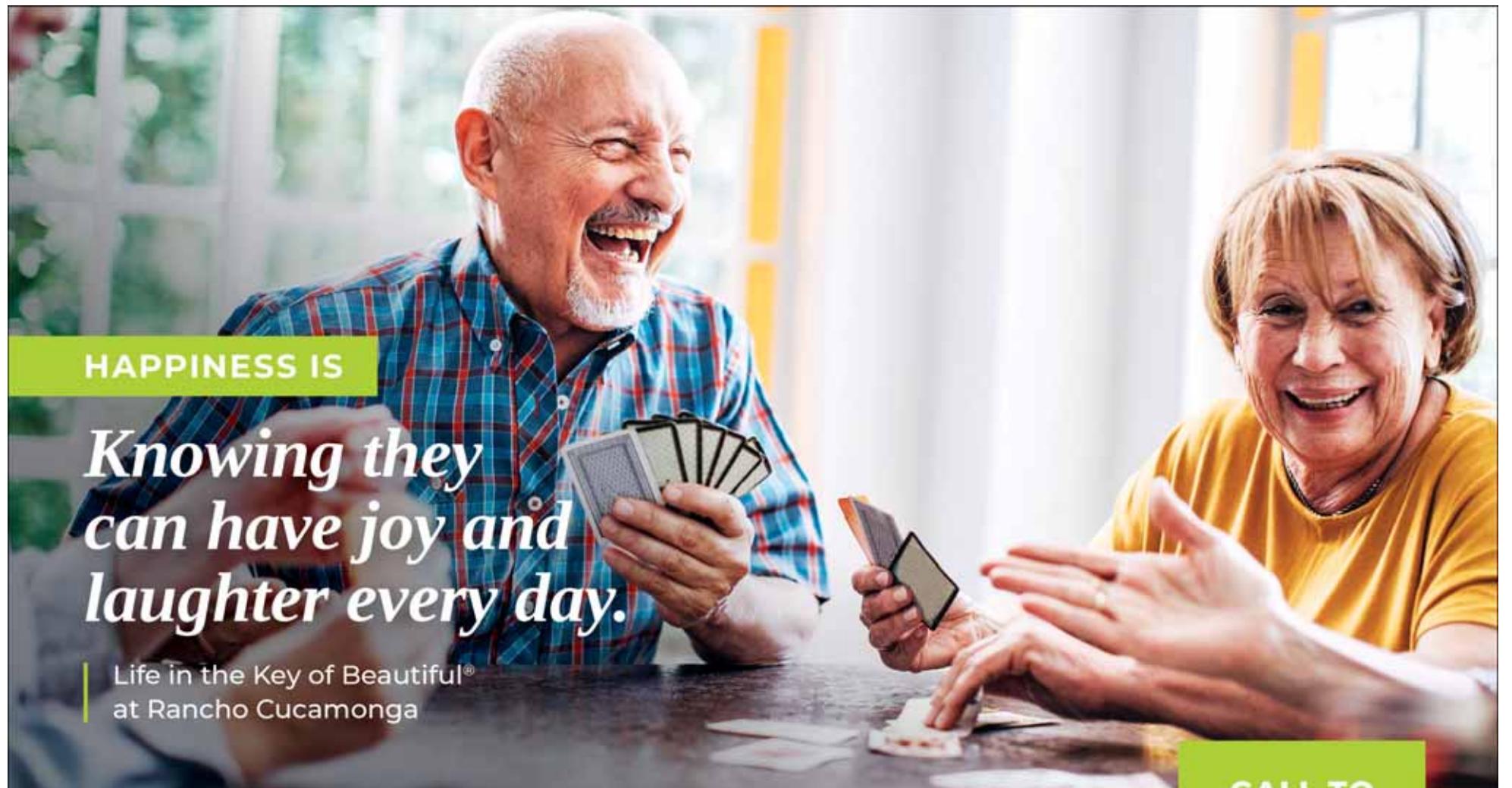
Her own father had left school in the eighth grade to do farm work, and taught himself algebra in order to work in industry during World War II; her mother, an immigrant from England, was the first in her family to graduate from high school, in Watts in the 1920s. She believed passionately in the power of education to change lives. Before retirement, she returned to work part time at Higher Education Abstracts.

She was fortunate to get to travel, visiting her daughter on her education abroad year in Italy and traveling with her husband and Connor to the East Coast from New England to North Carolina, exploring early U.S. history with trips to sites such as Washington, D.C., Jamestown, and Colonial Williamsburg. They also en-



joyed visiting Jamaica, France, and Ireland; cruising in Hawaii, Mexico, and Alaska; and narrow boating in England and Wales with her daughter and her husband Naggi. After her retirement, the couple continued to enjoy traveling, especially a river cruise on the Rhine and a trans-Atlantic crossing from Shetland to Nova Scotia and points in between.

As much as she loved to travel, she was happiest at home, with her dogs and cats around her, cooking, watching her UCLA Bruins, or reading. A longstanding member of her book club, she once said she would rather read a good book than go to a cocktail party, which might surprise some who knew her; she had a vivacious spirit, loved to laugh and debate, could really tear up a dance floor, and appreciated a nice glass of wine.



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continued from page 10

Many of her friends were artists, musicians and writers; she always looked forward to Fassbinder kiln opening parties and collected pottery, jewelry and folk art. Recently, her longtime friend Ellen Harper dedicated her memoir of folk music and protest, "Always a Song," to Judy. She felt this deeply as a special honor.

Her family remembers all the wonderful

home-cooked meals she made, all the books she recommended, all the school papers she typed and edited, the times she volunteered at school and on soccer teams, "and also the occasions she set us straight with honesty and compassion."

She was a loving, strong presence. Her elder sister, Sheila Swanner, died in 2001.

She is survived by her husband, Tom; son, Connor Ritchie; daughter and son-in-law, Emily Cooke and Naggi Asmar; brother and sister-in-law, Donald and Janice Jones; grandchildren, Rosie and Gabi; niece and nephews Sheree, Scott and Dan; and her little dog, Betty.

Donations in memoriam may be made to one of the organizations close to her

heart, Peruvian Hearts, a nonprofit pioneering girls' education and empowerment in Peru at <https://peruvianhearts.org/>; or Inland Valley Humane Society and S.P.C.A. where her family found many loving companions over the years, at <https://www.ivhssPCA.org/>.

Keck Institute awards scholarships to program students

Claremont's Keck Graduate Institute has awarded L.A. Care Scholarship Awards for the Master of Science in Community Medicine program to two team members from Tracing Health, a COVID-19 response initiative of the Public Health Institute in partnership with Kaiser Permanente and the Oregon Public Health Institute.

Data analyst Karina Quiroz and community care specialist Vadim Gaynaly will be L.A. Care Scholars in the inaugural fall

2021 cohort of MSCM students. In addition, community outreach specialist Peyton Nguyen and contact tracer Rachael Nevin were accepted for early admission for the 2022-2023 academic year.

"Through Tracing Health, our staff has already been providing critical health information as trusted messengers within their communities," said Dr. Marta Induni, Tracing Health's program director. "Thanks to KGI, they are now on the path to advanced degrees and long-term public health careers. That's always been a part

of Tracing Health's philosophy because we know that we can foster better health outcomes when our workforce is as diverse as the communities we serve."

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the safety net community clinics, federally-qualified health centers, public health departments, healthcare systems, and nonprofit and non-governmental organizations. On the cutting edge of community medicine, the program prepares leaders and practitioners who work in underserved and underrepresented communities to decrease demand for medical care services by improving health and preventing disease and illness.

continued from page 7

Clara Oaks would add to this disturbing legacy. Section 3.17-Transportation of the initial study reveals the project's failure to conform with California Environmental Quality Act climate-mitigation requirements. These issues are central to the state's precedent-setting intervention in a lawsuit against Lake County's flawed environmental impact report for a major development in a high severity fire zone. Clara Oaks would be a prime target for similar litigation.

Of greater concern are the unacknowledged dangers residents and firefighters will face on Webb Canyon Road when a fire erupts in the hillsides. The

steep-walled topography will channel the wind-driven flames southward and its furious run will collide with the human geography—the single, narrow road with a pinch-point bridge that leads to safety. Even if Clara Oaks evacuees manage to escape via the development's curving, smoke-filled streets, they will be caught behind their fleeing downhill neighbors. The resulting gridlock will block fire engines dispatched to fight the inferno. This is not an apocalyptic fantasy but the chilling subject of countless post-wildfire photographs of burned-out vehicles littering roads once perceived as escape routes.

Clara Oaks, in short, fails to meet city, county, and state requirements. The Claremont Planning Commission and city council need no other grounds to reject the proposed development outright. Doing so will protect the community's safety, health and welfare while preserving its natural heritage.

Char Miller is the W.M. Keck Professor of Environmental Analysis and History at Pomona College and author of Public Lands/Public Debates: A Century of Controversy and America's Great National Forests, Wildernesses and Grasslands.



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Girl Scouts Return to Camp La Casita

by Andrew Alonzo
aalonzo@claremont-courier.com

For one special week, 80 Girl Scouts from around the greater Los Angeles area returned to Camp La Casita, in a natural Claremont setting at the base of the Wilderness Park, and were able to experience summer camp again for the first time since 2019.

Girl Scout Camp La Casita Director Beverly Speak, who has been a Girl Scout for over 60 years, explained that with the help of volunteers, she has hosted the camp since 2016. However, in 2020, COVID-19 forced her summer camp plans to be put on hold until this year.

“We waited all spring to see what was going to happen and then they pulled the plug and canceled it,” she said. “When it became possible for us to do it this year... I sent out sort of a feeler [email] to those [former volunteers] and said it looks like we’re going to get a week [at La Casita]. And within 20 minutes I had all the Scout leaders back.”

On Tuesday, she showed the COURIER around the grounds and what the Scouts were up to that afternoon. In typical Girl Scout fashion, all of the activities that took place revolved around nature, survival skills and (most importantly) fun.

“We’re very traditional here. The world has kind of changed a lot since we were kids. When the world moves on, we lose things. And one of the things we lose is the traditions, we lose the songs, we lose campcraft skills. Kids aren’t taught how to build a fire or use a jackknife,” Ms. Speak said. Mostly unmasked, campers rotated around the grounds to participate in activities such as archery on the range; arts and crafts activities underneath their group’s designated trees or bushes; and learning traditional campfire songs. Inside the hut at the peak of camp where they sang, campers and volunteers put on their masks. Earlier in the day before the first group came in, Ms. Speak said that the volunteer staff wrangled a rattlesnake that was underneath a garbage can near their picnic area and immobilized it in a trash can so it couldn’t harm anyone. This allowed the group to see a rattlesnake and participate in an impromptu session about snake safety.

Ms. Speak explained the presence of a firetruck in the middle of the campgrounds—in addition to camping skills, they also emphasize future and career planning with the girls. The local firemen from Claremont Station 62



Camp irector and lifelong Girl Scout Beverly Speak, right, cools off the scouts with something called waterplay at Camp La Casita in Claremont on Tuesday before the session wrapped up for the day. COURIER photo/Andrew Alonzo

came out to give the Scouts lessons and encouragement to become firefighters and emergency medical technicians. With the COURIER also there, this reporter explained to a group of five year olds about what a journalist does. But before the firemen left, not only did the truck’s siren go off numerous times as Scouts filtered in and out of it, the girls also made sure to give the firefighters a box of Girl Scout cookies for the road.

When the Sugarbush group of Girl Scouts campers were asked if they were having fun at Camp La Casita, only one five year old said she wished she was home because of the heat. The rest said they were having a blast.

At about a quarter to three, the campers gathered around Ms. Speak to cool off with a bit of water play—Ms. Speak sprayed the campers with a hose as she taught them a new marching tune called the Snail Song. After being drenched, the Scouts and volunteers wrapped up the af-



Girl Scout Lila Tharpe practices her archery at Camp La Casita on Tuesday. COURIER photo/Andrew Alonzo

ternoon’s session by taking down the American flag. With the camp split up in two sessions, the morning group hoisted the flag every day while the afternoon group retired it before going home. After the flag was stored away, Ms. Speak played her guitar and everyone joined in singing the Camp La Casita theme before sharing something about their day.

Although the camp has typically brought in about 100-130 Girl Scouts in previous years, Ms. Speak said that due to the pandemic, the camp welcomed only 80 Girl Scouts this time around. However, Ms. Speak expressed her gratitude for even having this camp at all after having to scrap last year’s plans.

“There’s not enough opportunities for kids, particularly kids from the city, to interact with the land. [Overall] It grows their self-esteem and it allows them to progress as leaders in a world that needs leadership,” she said.

Though the camp was only brought back for this week, Ms. Speak plans on hosting it again next year and hopefully for a longer period. For more information on Camp La Casita, visit their webpage at www.girlscoutsla.org/en/camp/properties/outdoor-program-centers/la-casita.html.

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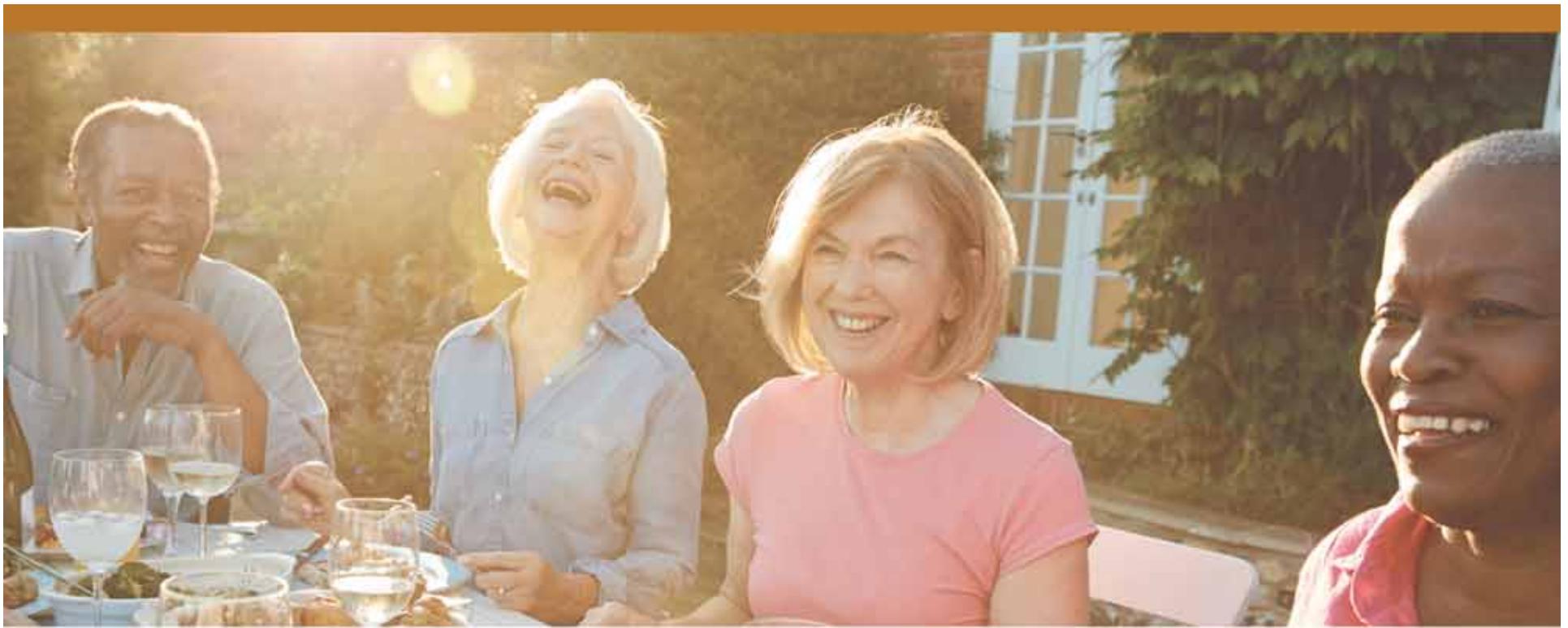
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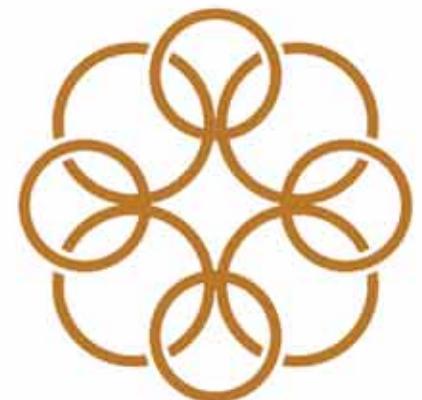


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Starting pitcher Brady Bickham winds up to throw. COURIER photo/ Matt Weinberger

Claremont Little League advances three teams to state tournament

by Steven Felschundneff
steven@claremont-courier.com

All three Claremont Little League All-Star Teams won crucial playoff games on Tuesday, advancing to the state championships for the first time in league history.

The 10-year-olds defeated West Covina National, 13-3; the juniors beat Ontario Mountain View, 10-0; and the 12-year-olds beat the West Covina American All-Stars, 8-3, in a critical playoff match at College Park.

Claremont 12-year-olds started off hot with a triple that would bring in two runs in the first inning.

Then the drama really came to a head in the third, when Claremont walked three runners, loading the bases. A pitching change did not help and West Covina went on to score three runs.

Claremont then answered with a home run from Brady Bickham in the bottom of the inning to tie things up 3-3.

The fourth inning ended quickly for West Covina, but during Claremont's at bat, several singles and doubles resulted in another run scored.

However, in the fifth inning, play went south for West Covina, as they made one error after the another, giving Claremont four additional runs.

With only one inning left, West Covina was out of gas and out of time, resulting in a 8-3 victory for Claremont. With this win, Claremont's All-Stars now head to the state tournament in

Fountain Valley on Sunday.

In 2019 Claremont Little League had just finished the most successful All Star Season ever with three division titles, two section titles and the 10-year-olds as the runners up in the State tournament.

However, last March the season went into what they called a "rain delay" for the spring season.

"We had every hope in our heart to reopen our program in 2020 for the 500 plus kids in our community that had worked so hard for a spring season," Claremont Little League president Jenny Ballesteros said. "Due to COVID, we were forced to place the picnic benches on the warning track, lock our fields and collect the keys...kids like my son lost their final year of Little League...For the first time in CLL history we were a board without baseball."

In August the teams got permission to offer skill-based practice, so for the first time in 61 years they offered a baseball program without games, that required everyone to wear masks, with no shared equipment, and 30 minutes between practice to allow plenty of time for teams to come and go without mixing.

One father told Ms. Ballesteros, "Jenny, thank you for bringing back baseball to our kids. I thought our son needed it, but after being on the field realized how much I needed this for my mental health."

"I knew we had done the right thing. We took an impossible situation and



Brady Bickham touches home plate after his home run in the 3rd inning to tie the game up 3-3. COURIER photo/ Matt Weinberger

gave our kids in our community a bit of hope. Not one COVID issue, we ran the program all the way through December," Ms. Ballesteros said.

In January they started the spring season the same way as their fall ball program for almost 400 kids. By February they had permission to put on masks, close the dugouts and bleachers and play baseball.

"Thankfully we had run a draft and ordered uniforms in hope for a safe way to play games. Our first games in 2021 were on March 20th. Fifty-three weeks after our last game played at College Park," Ms. Ballesteros said. "We were the first league in our district back on

the field to full capacity. The only league to offer a fall program, the only community that fought for our kids."

"This post season has been crazy amazing. All six of our All-Star teams played in championship games. Our 8U and 11U teams received 2nd place in District, our 9s won the district title. Our 10s, 12s and Juniors won district and progressed to the section tournaments," Claremont Little League president Jenny Ballesteros said. "We are one city, one team...and I could not be prouder to lead this organization this year."

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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Date of Sale: 08/24/2021 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: \$ 706,550.15 **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: **1051 ARLINGTON AVE, LOS ANGELES, CA 90019 A.P.N.: 5081-018-019** 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: \$ 706,550.15. **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 **2021-00306-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 may 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: June 30, 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.: 2015-02704-CA A.P.N.: 2116-017-058 Property Address: 7300 Bonnie Place, Los Angeles, CA 91335

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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: \$ 872,163.82 **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: **7300 Bonnie Place, Los Angeles, CA 91335 A.P.N.: 2116-017-058** 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: \$ 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 auc-

tion. 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 may 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>

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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

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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. 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If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on 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 (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>

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 may 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 MAN** Duly 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 (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

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 may 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): **DOROTEU 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/ **DOROTEU 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 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 Munoz, 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



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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. 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 on N/A. I declare that all information in this statement is true and correct.

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 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 de-**

clared 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 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

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 de-

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 un-

derstand 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 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 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: 07/12/2021 **ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Fax Information: 866-266-7512 or 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

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)
 (UCC Sec. 6101 et seq. and B & P Sec. 24073 et seq.)
 Escrow No. 8773-JB

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address of the seller(s)/licensee(s) are: **AMARJIT KAUR DHAH, TOWNE SHOPPE LIQUOR 1, 1201 SOUTH GAREY AVE, POMONA, CA 91766** Doing business as: **TOWNE SHOPPE LIQUOR 1** All other business name(s) and address(es) used by the seller(s)/licensee(s) within the past three years, as stated by the seller(s)/licensee(s), is/are: NONE The name(s) and address of the buyer(s)/applicant(s) is/are: **TOWNE SHOPPE LIQUOR, A CALIFORNIA PARTNERSHIP, 10345 WESTERN AVE, APT 28, DOWNEY, CA 90241-2438** The assets being sold are generally described as: **GOODWILL, INVENTORY, AND ABC LICENSE and is/are located at: TOWNE SHOPPE LIQUOR 1, 1201 SOUTH GAREY AVE, POMONA, CA 91766** The type of license and license no. to be transferred is/are: **21-566658 OFF SALE GENERAL** now issued for the premises located at: **SAME** The bulk sale and transfer of the alcoholic beverage license(s) is/are intended to be consummated at the office of: **BENNETT ESCROW SERVICES INC, 332 N. RIVERSIDE AVE, RIALTO, CA 92376** and the anticipated sale date is **AUGUST 30, 2021** The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of **\$290,000.00**, including inventory estimated at **\$25,000.00**, which consists of the following: **DESCRIPTION, AMOUNT: \$290,000.00 CASH** It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 06/30/2021 **AMARJIT KAUR DHAH, Seller(s)/Licensee(s) TOWNE SHOPPE LIQUOR, A CALIFORNIA PARTNERSHIP, Buyer(s)/Applicant(s) 388568 CLAREMONT COURIER 7/23/2021**

T.S. No.: **2020-01601-CA A.P.N.: 5010-009-033** Property Address: **4228 FAIRWAY BOULEVARD, LOS ANGELES, CA 90043**

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 01/31/2007. 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: Jesse N. Drake Jr, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 02/07/2007 as Instrument No. **20070265308** 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: **\$ 654,659.24** **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: **4228 FAIRWAY BOULEVARD, LOS ANGELES, CA 90043 A.P.N.: 5010-009-033** 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: **\$ 654,659.24**. 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 **2020-01601-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 **2020-01601-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 15, 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 23, 30 and August 6, 2021



CLASSIFIEDS

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 for Rent

SMALL bedroom, plus private bathroom, separate entrance, backyard, AC, heat, laundry, small refrigerator, countertop oven. Internet, utilities included. Southeast of Indian Hill and Foothill. \$800 monthly. 909-999-6980.

Shared housing wanted

CLAREMONT native and long-time 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 any extension 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.

Employment

Caregiver

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

House Cleaning

COMPLETE CLEANING. 25 years experience, licensed, bonded, references upon request, weekly, bi-weekly. Claremont resident. Robyn, 909-244-6434.

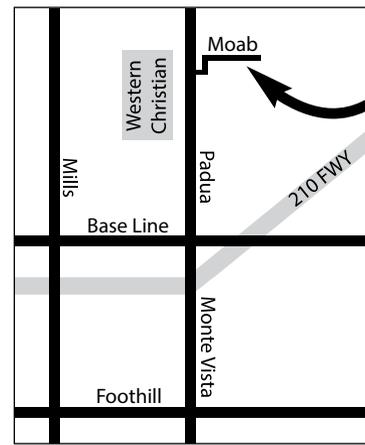
Marketplace

Bicycles

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



MULTI-FAMILY YARD SALE SATURDAY / JULY 24 / 8 AM - 11 AM



EVERYTHING MUST GO!

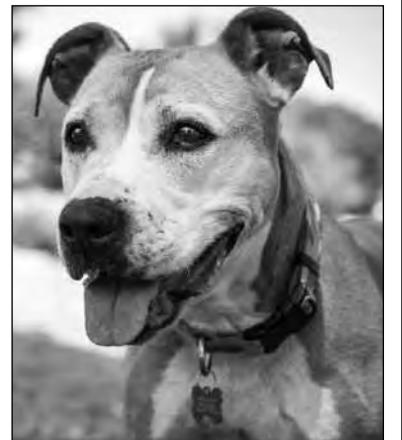
Selling lots of furniture, chairs, household items and even a car! Sale takes place on **Moab Drive**, north of Base Line and east of Padua Ave., near Western Christian School.

No early birds please.



Pet of the Week

BELLA is a Boxer mix and just a little over 7 years old. Bella loves people and is ok with kids, but she should be in a home with no other animals. Bella has years of love to give and so much time ahead to play and go for walks. She walks well on a leash and is housebroken. If you are looking to give an older dog the best years of her life, please come in and talk with us about sweet Bella!



The Orphanage/Priceless Pet Rescue
665 East Foothill Boulevard, Claremont
hours: T-F 12-7pm; Sat-Sun 12-5pm
Closed Mondays

Legalease

We can post your L.A. County legal **Call Mary Rose 621-4761**

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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)

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THE difference in winning and losing market share is how businesses use their advertising dollars. We deliver the largest consortium of trusted news publishers in California and beyond. For more info on multi-market solutions call Cecelia at 916-288-6011 or cecelia@cnpa.com. (Cal-SCAN)

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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)

Donations

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)

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)

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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)

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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Are your Apple products running slowly?

Malware/Virus Scanning
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Looking to Buy

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: porsche_restoration@yahoo.com. (Cal-SCAN)



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10:00 - 4:00



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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
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A Bath-Brite authorized dealer. **Bathtubs and sinks.** Showers, tile, countertops. **Refinish - Reglaze Restore** Porcelain, ceramic, fiberglass. Quick and affordable. Please call 909-945-7775. www.bath-brite.com

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

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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.

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

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Malware/Virus Scanning
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Call or text for appointment
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Free estimates and senior discounts.
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Residential, Commercial. Recessed LED lighting and design, breaker replacement, service panel upgrades, ceiling fans, troubleshooting, landscape lighting, EV Chargers, rewires. Free estimates. 24-hours emergency service. References.
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909-626-2242
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GARAGE door won't close? Spring broken? 40 years experience, Claremont. Reasonable prices, quick repair. 909-450-5215.

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

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

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

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20 YEARS experience. Free estimates. Excellent references. Tailored to your individual needs. Call Lupe, 909-236-2236.



ROSIE'S
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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Best price in town
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Irrigation



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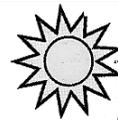
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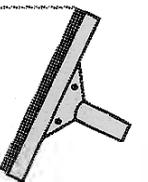
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T.S. No.: 2021-00225-CA A.P.N.: 2864-016-051 Property Address: 26611 CANYON TERRACE WAY, SANTA CLARITA, CA 91351-5291

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. **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 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 **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. **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 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 **2014-00862-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>

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4120 Bogan Dr	1552	\$675,000.00	
637 Marshall Ct	1838	\$800,000.00	
172 Bryn Mawr Rd	1344	\$660,000.00	
528 Scottsbluff Dr	2190	\$828,000.00	
983 Appalachian	5315	\$1,675,000.00	
480 Georgia Ct	1678	\$770,000.00	
3320 Duke Ave	1507	\$660,000.00	
1655 N Mountain Ave	1927	\$731,500.00	
636 Sycamore Ave	1112	\$400,000.00	
1595 Webster Ave	1375	\$650,000.00	
228 Pomello Dr	4863	\$1,750,000.00	
857 S College Ave	1040	\$615,000.00	
604 W 1st St	1605	\$655,000.00	
231 W 10th St	2751	\$1,180,000.00	
768 Davenport Cir	2002	\$836,000.00	
423 Troy Ct	1807	\$840,000.00	
2345 Coalinga Ct	2402	\$1,015,000.00	
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524 W Bonita Ave	2072	\$1,100,000.00	
542 Occidental Dr	2013	\$830,000.00	
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956 Olympic Ct	3808	\$1,568,000.00	



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Information provided by **Geoff Hamill**, Wheeler Steffen Sotheby's International Realty. The broker associate providing the content herein may or may not have been the selling agent. For more information, contact Geoff at geoff@geoffhamill.com or call 909.621.0500. D.R.E. #00997900

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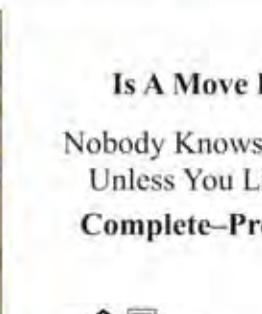
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In addition to his dedication to real estate, Geoff is also an active member of Claremont Heritage, a consultant to the city, and also remains very active in numerous community groups, including the Claremont Educational Foundation, Claremont Chamber of Commerce, Rancho Santa Ana Botanical Gardens, and Sustainable Claremont, among others.

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Condit Elementary School. Sparkling pool
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446 Heidelberg Lane, Claremont
Charming Claremont single story on cul-de-sac
Chaparral Elementary School, 3 car garage.
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New Listing



Impressive Custom Built Estate Home
Recently remodeled with extensive updates.
Pool, spa, tennis court, on nearly one acre
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New Listing



Single Story Built by Lewis Homes
5 beds, 2 baths, updated kitchen, formal living/dining room
separate family room, pool & spa. 2,196 sqft, lot 10,087
Gloria Calderon – 909.447.7711
Victoria Alvarez – 909.445.8650

New Listing



Single Level 3 beds, 2 baths, Patio Home
High ceilings, open floorplan, courtyard patio
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Sally Tornero – 909.455.3203
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gated parking lot parcel with room for 12+ cars
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Newer Built Estate Nested In The Foothills
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Sold - \$1,538,888

817 Pomello - Represented Buyer
4 beds, 3 baths, 3,995sf, formal living & dining room,
separate family room with fireplace, pool and spa.
Gloria Calderon – 909.447.7711
Victoria Alvarez – 909.445.8650



Business Opportunity

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