



Walkers unite!

Claremont 'Get Walking' participants Ruth Anne Crow, left, Diane Andersen, Gail Skinner, and Ruth Crandell, right, walk together along the trails of Pomona College on Tuesday during the second week of the senior walking program. Each week, the group ventures around the Claremont Colleges and Claremont Village before meeting back at Shelton Park. COURIER photo/Andrew Alonzo

Completely incapacitated, her recovery was about revival **▶ PAGE 3**



FOREVER ▶ PAGE 2 15

On Saturday, a memorial service celebrating the life of Chloe Kreutzer was held at Claremont United Church of Christ. Chloe's mother, Karie Krause, is consoled by friends before the ceremony. See Part 2 'What are the schools doing?' of our Forever 15 investigation on page 2. COURIER photo/Peter Weinberger

Council approves pension stabilization program, trust

▶ PAGE 3



FOREVER

Part two
What are the
schools doing?

15

by Mick Rhodes
mickrhodes@claremont-courier.com

What preventative interventions are in place at Claremont Unified School District for students who are actively using, or are curious about using, fentanyl, the massively potent synthetic opioid suspected to be responsible for the June 1 death of rising Claremont High sophomore Chloe Kreutzer?

Unfortunately, not many.

The district has for many years hosted a high-profile yearly drunk driving prevention program, Every 15 Minutes.

That event, which features a dramatic reenactment of the immediate aftermath of a drunk driving accident, is funded by a grant from the California Highway Patrol.

But drunk driving isn't killing Claremont teens at any kind of clip comparable to opioid overdose deaths, which number from five to nine over the past five years, according to reports from peers, respected area drug counselors and other sources.

The focus of the district's Teen Talk curriculum, which was developed prior to 2018 for kids in grades nine through 12, is to "increase knowledge and decision making capacity about all methods of" sexually transmitted infections "and pregnancy prevention," among other goals, including making healthy choices when it comes to sex, consent and relationships. All excellent intentions, but Teen Talk makes no mention of opioids.

Claremont Unified School District also guides high school students through its federally funded Tobacco Use Prevention Education program. That curriculum includes a section on addiction, and does briefly mention opioids, according to CUSD's Assistant Superintendent, Human Resources, Kevin Ward.

"That's one of the areas that we could look at, how that curriculum helps address this topic and how we could better reach kids," said Mr. Ward.

Claremont High Principal Brett O'Connor has his doubts about the claim from several of the students the COURIER interviewed for this story that opioids and other drugs are pervasive on his campus.

"Up to now, when we have brought students down the office for drug issues and have found drugs on them, we do call Claremont PD when we need to," said Mr. O'Connor. "We don't call [CPD] on all possessions, because one of the things we want to do is get these kids in a program, but we have not had a confirmed [instance] where we have found a pill

laced with fentanyl. When we find pills, we normally do call Claremont PD to see what kind of pills they are. So, I'm not saying it's not available on campus. I'm hearing your quote from one specific student that it's available in every restroom, every day, and Mick, I would think if that was true we would have some cases where we would find some of these illicit drugs on campus."

To be perfectly clear, each of the CUSD administrators the COURIER spoke to for this story: newly minted Superintendent Jeff Wilson, Mr. O'Connor, and Mr. Ward, agreed: The district takes the fentanyl/opioid overdose crisis seriously, and it is determined to make modifications to its curriculum to help students make safer decisions.

The will is there, and that's good news for parents of kids who are in danger, which is to say all of them.

But with the fentanyl/opioids issue developing so rapidly, especially over this past year, which saw a record number of opioid overdose deaths in the United States, is CUSD reacting swiftly enough?



Friends and family attended the memorial service for Chloe Kreutzer at Claremont United Church of Christ on Saturday. COURIER photo/Peter Weinberger

"Not to dispute it, I would just challenge that we're behind the curve because this is such a recent development as far as actually identifying where these synthetics are coming from," Mr. Wilson said. "One of the things that was interesting, and this kind of became a problem on the east coast before here, and just in the last year or so the western states have been hit really hard with some of this going on. I think law enforcement's trying to wrap their heads around it. I've been online looking at a couple school districts that have addressed this through teen programs. I think Beaverton School District in Oregon's one of those. So we're looking at all sort of resources right now and how to sort of update and be on track with this.

"I can tell you moving forward from my perspective as superintendent, that we will be seeking to educate students, and those who are friends and acquaintances of students who they know are using drugs. I think one of the interesting things that you noted is you heard from so many of these friends. So I think as educators one of our jobs it to equip those who know these kids to be a support and perhaps even intervene on their behalf to help save their lives."

Stop the bleeding

Some say rather than focusing solely on prevention, it would be more effective at this point to simply concentrate on stopping the bleeding.

To that end, an affordable or even free opioid overdose reversal drug, Narcan, is available at several locations in and around Claremont.

The lifesaving drug can be administered intravenously or through an outrageously expensive (\$2,500 per dose) "epi pen"-like mechanism. But the cheapest, most readily available delivery method is through an easily dispensed nasal spray.

It takes just 20 minutes to learn how to administer Narcan, according to Claremont resident Bob Forrest, a renowned drug recovery counselor.

Pomona Valley Hospital Medical Center offers Narcan free of charge, without a doctor's order, to minors and adults, 24-hours-a-day, every day, in its emergency room.

Claremont Village mainstay Hendricks Pharmacy stocks Narcan and takes all insurance plans but Kaiser.

"Narcan is a very effective and quick product," said Brian Garner said, owner/pharmacist at Hendricks. "If parents are concerned about their teenagers, they should definitely have Narcan available."

The CVS location on Foothill Blvd. and Towne Ave. also offers Narcan, available with or without a doctor's order.

Why no Narcan?

Claremont Unified School District has five licensed therapists on staff, 15 master's level interns, and seven high school counselors at CHS alone. Its emotional support system is admittedly first rate.

But it also has zero doses of Narcan available on any of its 11 campuses.

Though thankfully it hasn't happened yet, in the event of an opioid overdose on campus, CHS would call the Claremont Police Department, Mr. O'Connor said.

"One of the things that they have done and communicated with us is every officer on patrol does have Narcan available if we have a student in the office who is unconscious and we believe [an opioid overdose] may be the cause," he said. "We haven't had to call them for that. But that is one thing that we do know is a step that has been taken in case on a campus we do have a student who is exhibiting symptoms of getting something laced with fentanyl. If there is a call for service, where we have a student, that is available for the police to administer. And their response times for police are very quick."

The COURIER reached out to the Claremont Police Department half a dozen times with the hope of including law enforcement's voice in this story, but did not receive a returned phone call.

While true no student has yet experienced an opioid overdose on a CUSD campus, one would think with the ongoing surge in use among teens, coupled with easy availability, it may be only a matter of time until that terrible day arrives.

With zero doses of Narcan on CUSD campuses, it

Next week part three: "It really ruins you"

continued on page 14

Council approves pension stabilization program, trust

by Steven Felschundneff
steven@claremont-courier.com

The Claremont City Council approved a request from the city's finance department to open a pension stabilization program, section 115 trust, creating a savings vehicle for a portion of Claremont's pension obligation.

The irrevocable trust will be administered by Public Agency Retirement Services (PARS) which manages similar accounts for 114 cities and 22 counties in California. The Council's action Tuesday night, which included authorizing the city manager to be the plan administrator, is just the first step, and no pension monies have yet been committed to the account.

There is no cost to establish the trust, but once funded the city will pay fees to two agencies. PARS, under authority from the IRS, acts as the trust administrator, while HighMark Capital Management acts as the investment firm for the portfolio.

The city will pay a management fee to PARS on a sliding scale beginning at 0.25 percent for the first \$10 million and 0.2 percent for \$10 to \$15 million. In addition, U.S. Bank, HighMark Capital Management charges 0.35 percent for the first \$5 million and .025 for the next \$5 million. The fees continue to be lower the higher the balance in the account, reaching 0.1 percent for assets over \$50 million. Total fees will not exceed 0.6 percent and there are no sales or trading commissions, according to Rachel Sanders a senior manager with PARS.

"Over the last several years, the city council has authorized over \$2.6 million in additional payments to the California Public Employees' Retirement System (CalPERS) to pay down the city's unfunded pension liabilities. These discretionary payments have been above and beyond the annual contributions required by CalPERS, and have been deposited into the city's pension accounts. The establishment of a Section 115 Trust would provide additional options to prefund the city's unfunded pension liabilities," David Cain, the interim finance director, wrote in his report to the council.

The city has two pension trusts with CalPERS, one for public safety employees and one for "miscellaneous" employees. The trusts are funded by city and employee contributions and through returns on the investments inside the trust. However, as required by state law, the current pension fund is in fixed income investments, which have performed poorly due to low interest rates.

The city's two existing funds are below the benchmark level of 85 percent funded, with the public safety employees 68.6 percent funded and the "miscellaneous"

PENSION FUNDING STATUS

As of June 30, 2019, City of Claremont's CalPERS pension plan is funded as follows:

Combined Miscellaneous and Safety Groups	Valuation as of June 30, 2018	Valuation as of June 30, 2019	Change
Actuarial Liability	\$176.9 M	\$181.2 M	2.4% ↑
Assets	\$120.2 M	\$124.9 M	3.9% ↑
Unfunded Liability	\$56.6 M	\$56.3 M	0.7% ↓
Funded Ratio	68.0%	69.0%	1.4% ↑

employees" at 68.8. According to the presentation Tuesday, this puts Claremont somewhere in the middle of other cities regarding the unfunded liability.

"One of the most critical assumptions in attaining full funding goals is the rate of return on investments in the trusts. CalPERS' current annual investment return assumption is 7 percent. Assuming this rate of return is attained, funding of future pension obligations would be derived 55 percent from investment gains, 32 percent from employer contributions, and 13 percent from member contributions. If the 7 percent rate of return is not realized, contributions from employers are likely to increase," according to the staff report.

The assumed return on investment has not been achieved by CalPERS over the past several years and the outlook for the future is increasingly pessimistic. Over the past three years the fund has returned 6.6 percent, over five years 6.3 and over 10 years 8.5. At twenty years it's 5.5 percent. As a consequence of the poor performance, CalPERS has gradually reduced its investment return assumption which will result in greater contributions from employees and employers.

The city council approved the resolution, 4-1, with Councilmember Corey Calaycay casting the no vote. Mr. Calaycay's main objection focused on the extra payments the city has made to CalPERS and the significant savings the city realized because of that proactive move. Even though the section 115 trust would have a similar function, he was concerned that a future city council would elect to pay current year pension costs with money from the trust, rather than apply it to pay down the debt to CalPERS.

Ms. Sanders explained that once money has been

deposited into a PARS trust it can only be withdrawn for pension costs. However, the city does not have to use the funds to offset the unfunded liability, even if that is the goal of opening the trust account.

If the council elects to fund the trust, the finance staff recommends it select a "moderately conservative" fund offered by HighMark, with a 20 to 40 percent equity investment including domestic and international stocks. As of March 31, the one-year rate of return is an impressive 20.82 percent, but Ms. Sanders cautioned that it was a particularly good year for stocks. At three years that return drops to 7.49 percent and at five years 6.92. At ten years the fund's performance is a dismal 5.75 percent, however, that is an average of both good and very bad years for the stock market including the years immediately after the Great Recession.

The 20 to 40 percent range in the equity position allows HighMark to adjust the portfolio based on current economic activities, according to Mr. Cain.

"The city will not make a funding decision at this time. Tonight's action is simply to authorize setting up the pension trust. The city will then work on developing policies and procedures for future discretionary contributions. No funding will take place at this time. There is no cost for setting up the plan and no fees until the plan is funded," Mr. Cain said on Tuesday.

The next steps in the process include: PARS drawing up legal documents for the plan administrator; the development of an investment policy and guidelines for the investment manager; city council approving initial deposit in the PARS trust; and the city developing policies and procedures for future annual contributions and disbursements.

Completely incapacitated, her recovery was about revival

by Mick Rhodes
mickrhodes@claremont-courier.com

It was the day after Christmas 2019, and 67-year-old Claremont resident Terry Wilhelm was curled up on the living room floor of her Village townhouse, unable to move.

Scared, bewildered and alone, she managed to call for an ambulance, crawl to the front door and unlock it.

After that, her memory goes dark for about six months.

Arriving EMTs transported her to Pomona Valley Hospital Medical Center, where doctors diagnosed a rare "aneurysmal subarachnoid hemorrhage." The bleeding from the aneurysm occurred in the space surrounding her brain, and the re-

sulting pressure caused a stroke.

She would spend the next two weeks in the intensive care unit at Pomona Valley before being moved to a recovery room for another 14 days.

The situation was dire; she couldn't talk, walk, feed, clean or dress herself, and had difficulty holding her head up.

Doctors told her daughter Holly, 43, and son Toby, 39, to prepare for the worst; she would likely never again walk, talk or be self-sufficient in any way, they believed.

It was a daunting prognosis. But Ms. Wilhelm's will, her children knew, was not to be discounted.

Still completely incapacitated, she was transferred to the skilled nursing wing at Claremont Manor. Her memories of the

continued on page 14



Terry Wilhelm next to her favorite Phoenix photo at home.
COURIER photo/Matt Weinberger

Big changes at TBI school, but heart remains the same

by Steven Felschundneff
steven@claremont-courier.com

When Pomona resident Deborah Pruitt became the director of the preschool at Temple Beth Israel the most common way for new families to find the school was through the Yellow Pages. Thirty-two years later, social media and word-of-mouth have taken over as the school's main outreach and Ms. Pruitt is ready to retire.

At the end of last semester she handed over the leadership role to Claremont resident and veteran teacher, Robin McConnell. At the same time the school adopted a new name, Tree of Life Children's Center at Temple Beth Israel.

That's a lot of change for an institution that prides itself in offering a consistent educational experience for children ages two to five. But the core values of the school remain constant and are fundamentally focused on whole child development, emphasizing family to school communication, building relationships and development of the individual child within a social setting.

"And it's all been within a context of Reform Judaism," Ms. Pruitt said, "Meaning the values and traditions, and sharing that with everybody—Jewish and non-Jewish families."

When Ms. Pruitt started her job, the school was only two years old itself, and was quite small. She has seen it grow over the years while remaining a manageable size, with current enrollment of about 40 families.

Asked what she has been doing since her retirement, Ms. Pruitt responded with a smile, "I feel like I am playing hooky. I can go in the yard with a book and a cup of coffee in the morning and not worry. Just relaxing."

Through her tenure it was called Temple Beth Israel Preschool and Daycare, a typical term of the 80s that did not reflect where the board of trustees wanted the school to head.

"One of the things [the board] was talking about was the future of the school and the potential for having an infant toddler program here or school age children who already participate in the Jewish education," Ms. McConnell said. "So we just wanted [to use] children's center to be a more open relevant term to the current times."

"Daycare is often thought of as being a custodial supervisory program while parents work. But as Robin was saying, it's so much more than just a place to have your child. It's about children's development," Ms. Pruitt said.

Prior to taking over as the new director, Ms. McConnell was involved in early childhood education for almost 20 years, having started as an assistant teacher when her children were young, including working at TBI with Ms. Pruitt. She took a break to earn a masters degree and then returned to serve as a lead teacher at Temple Beth Israel while instructing others how to be teachers of young students in her second job at night.

For the last two-and-a-half years she was the direc-



The preschool at Temple Beth Israel has seen a few changes recently, including the retirement of longtime Director Deborah Pruitt, right, and the appointment of Robin McConnell as the new director. The school also has a new name Tree of Life Children's Center at Temple Beth Israel. COURIER photo/Steven Felschundneff

tor of preschool programs for the YMCA in Coachella Valley.

"I learned a lot and became a much better administrator through that experience, but I am really excited to be back at a smaller program where I can work more directly with children and families," Ms. McConnell said. "I am super excited about my return here because as a teacher, I always felt at home here. I am not Jewish so I can speak to the openness of the community."

As the students return in just over one month there will be a fair amount of excitement and anticipation but also trepidation following a year when every school had to close or severely reduce capacity.

The school will be offering "stable cohorts" in the fall for COVID safety with each classroom operating independently so at no time during the day will groups be coming together. Many of the restrictions imposed by the county are not required right now, but the children's center will be sticking to the strictest protocols for health and safety. The teachers and children are masked at all times regardless of vaccination status and the children will be grouped for the "safest environment possible."

"From the parents I am speaking with right now [they are] really looking forward to giving their child the opportunity to be in a social setting, but of course are nervous about how that works and how that looks and we re-

ally want the families to be here and be part of our program again," Ms. McConnell said.

"At least we have proven to the parents that your children can be masked and still have a super good time, still engage with others and it works, Ms. Pruitt said "And it's still a healthy and safe environment."

Ms. McConnell noted that three parents with enrolled children for this fall were students at the school in its early years. That symbolizes the connection many families feel toward the program, including teachers who have dedicated years to the children's center.

"It's all about connection. We are not just a Claremont preschool, there are wonderful preschools in the area, but we really extend much further. It's partially because we are the only Jewish preschool in the area but its also because we are so welcoming.

"Children feel grounded here and their families feel grounded. You have to have a happy staff, working with the child and respecting them as individuals. We are child centered. We are interested in what the child wants to do, and what they are working on and honoring that," Ms Pruitt said.

The school will be open from 7 a.m. to 6 p.m. Monday through Friday when the fall semester begins August 30. Parents can choose from a wide selection of schedules including morning and afternoon sessions.

Concerts in Memorial Park has well-known musical lineup

After a year-long hiatus, Monday Night Concerts makes it return to Claremont with a five-week summer series beginning on Monday, August 2. The concerts will run every Monday in August starting at 7 p.m. in Memorial Park. With five Mondays in the month, the series will feature a new artist each week bringing a new genre of sound to Claremonters.

On August 2, Cold Duck will perform Top 40 hits from the 70s. The following week, August 9, Upstream will play some Reggae tunes. On August 16, Hit Me 90's will perform, you guessed it, music from the 90's. On Au-

gust 23, Night Blooming Jazzmen will bring Dixieland Jazz to the park. The series will conclude on August 30 with a performance by classic rock band, The Ravelers.

The 2021 Monday Night Concert series is sponsored by the city of Claremont, the Kiwanis Club of Claremont and John Elway's Claremont Chrysler Dodge Jeep Ram. Concerts are free and open to the public. According to a city webpage for the series, "Concert attendees are encouraged to follow face covering guidelines set forth by the CDC." Moreover, "the city will be following all L.A. County Department of Public



Health guidelines."

For more information on the concerts, contact the city via specialevents@ci.claremont.ca.us or call 909-399-5490. Any and/or all events are subject to cancellation according to the city and county Department of Public Health guidelines.

POLICE BLOTTER

By Mick Rhodes

Tuesday, July 20

Sometime before 8:50 p.m., one of Claremont's trusty license plate reader cameras picked up a white 2006 Chevy Silverado truck that had recently been reported stolen. Claremont Police Department officers on patrol located the truck at 320 E. Foothill Blvd., near Towne Ave., and pulled over the driver, Jesus Lopez, a 29-year-old Pomona man. Mr. Lopez was then arrested without incident for two felonies: car theft, and possession of stolen vehicle, before being booked and released with a citation to appear in Superior Court.

Wednesday, July 21

Claremont police responding to a 3:16 p.m. call from All American Mini Storage, 711 S. Mills Ave., questioned 54-year-old Upland resident David Joseph. It turned out Mr. Joseph had recently been evicted from the storage facility, and the owner had called police in an effort to compel him to leave. Mr. Joseph was reportedly uncooperative, and during a search police allegedly found a brown liquid substance, later determined to be PCP, and a glass pipe. He was then arrested for resisting arrest, possession of drug paraphernalia, and possession of a controlled substance, all misdemeanors.

Friday, July 23

Police were called to the office building at 230 W. First St. at 11:23 p.m. on a suspicious person call. During questioning of Derek Quinonez, 24, from West Covina, arriving officers allegedly found he had severely damaged a metal

door at the property. They also say they found Mr. Quinonez to be in possession of a methamphetamine pipe. He was arrested for vandalism and possession of drug paraphernalia, both misdemeanors, booked, and released with a citation to appear in Pomona court.

An evening DUI checkpoint at Claremont Blvd. and Foothill Blvd. netted two arrests, including an extreme Blotter rarity: an out of state felony extradition warrant.

The first arrest took place at 9:50 p.m. when police say Upland resident Phillip Apolar, 27, presented an expired Texas driver's license. They then waived his 2002 brown Chevy truck over for a secondary inspection. A records check then turned up a felony "armed and dangerous" warrant out of Texas for an assault with a deadly weapon charge. The unusual warrant also had an extradition component. Mr. Apolar was arrested—thankfully without incident—booked, issued a citation for the expired license, and then transferred to the Inmate Reception Center in Downtown Los Angeles to await extradition to Texas.

Just 15 minutes later, at 10:05 p.m., Sarieta Walker, from South Bend, Indiana, was making her way through the checkpoint in her white 2011 Chevy Tahoe when police flagged her and sent her to secondary inspection. Officers suspected she was driving while under the influence of alcohol, and conducted a field sobriety test, which they say Ms. Walker failed. She was arrested for misdemeanor drunk driving, booked, and spend the night sobering up in the Claremont jail before being released in the early morning hours with a citation

to appear in Pomona Superior Court.

Sunday, July 25

Claremont cops on patrol at 11:28 p.m. near the corner of Padua Ave. and Pomello Dr. pulled over a 2009 Chevy Malibu for a having no front license plate. The driver, Hector Espinoza-Avendano, 32, from Pomona, allegedly admitted to officers he'd been smoking methamphetamine while driving, a contention further enhanced by the meth pipe police say was resting on his lap. Mr. Espinoza-Avendano submitted to a field sobriety test that he allegedly failed, and he was arrested for DUI. Then, a search of his car allegedly turned up some methamphetamine powder in a coin compartment in the dashboard, and a loaded American Tactical Titan 45 caliber handgun. That last finding changed what would have been a misdemeanor DUI charge to a felony: possession of a firearm while in possession of narcotics. He was booked and spent the rest of his night and early morning detoxing in the Claremont jail before being released with a citation to appear for two misdemeanors, possession of drug paraphernalia and DUI, and the felony gun/narcotics charge.

Monday, July 26

A 43-year-old female victim of domestic violence from Upland was apparently being chased by her suspected assailant, a 45-year-old Fontana man, and made a choice to drive her car at a high rate of speed into the rear parking lot of the Claremont Police Station, 570 W. Bonita Ave., at 10:53 a.m. in an attempt to get away. The suspect followed in his car, creating an unlikely crime scene location at the police station. As one would expect, police were quickly on the scene. They took a state-

ment from the victim, who said she'd been trying to get away from the man, who was under a court issued restraining order to keep away from her due to previous incidents of domestic violence. The man told police he was "trying to give his girlfriend a ride home, but she ran away from him in her car." The story wasn't enough to keep him from being arrested on the misdemeanor charge of violating the court order. He was booked and held in jail before posting a \$20,000 bond pending his arraignment in Pomona court.

Claremont police were called to Mt. Baldy Rd. at 11:49 a.m. regarding a woman laying in the roadway near Padua Ave. Arriving officers questioned Katherine Moore, 55, from Riverside, who told them she had a methamphetamine pipe on her. Additionally, a records check revealed an outstanding misdemeanor warrant out of Pomona. Ms. Moore was arrested on a misdemeanor possession of drug paraphernalia charge, and for the warrant. She was booked and released with a citation to appear.

Tuesday, July 27

Police conducting an 8:40 p.m. welfare check at Knight's Inn, 721 S. Indian Hill Blvd., found a guest registered to one of the rooms, 42-year-old Pomona Robert Gonzalez, had a no-bail felony warrant out of San Bernardino County and a misdemeanor warrant from Orange County. They located him inside his room, and he was arrested without incident. Mr. Gonzalez was then booked for the two warrants before being transported to West Valley Detention Center in Rancho Cucamonga to face a judge on the no-bail felony warrant.

National Night Out at Memorial Park

On Tuesday, August 3 the Claremont Police Department invites the community to come out for an evening of fun and education beginning at 6 p.m. at Memorial Park.

Throughout the evening, residents can interact and learn more about various CPD divisions and programs including their 'Community Emergency'

Response Teams (CERT), explorers, community volunteers, and more. Children and adults are also encouraged to meet and greet the police department's bloodhound, Drew. At dusk, CPD will show the movie Tom and Jerry.

Concessions and snacks will be provided by the Kiwanis Club. Memorial Park is located at 840 North Indian Hill Boulevard.

National Night Out is a community-police event meant to raise awareness and relations between police and the various communities they protect. For more information, residents can call human services at (909) 399-5490 or Claremont Police Department at (909) 399-5411.

Sewer system repairs on Bonita Ave.

On Wednesday, Claremont announced that the city has "retained" Tunnelworks Services to "repair and line segments of the city's sanitary sewer system" beginning next Thursday. On August 5 and lasting until the early hours of Friday, the crew is working at Bonita and Berkeley avenues—from 9 p.m. until 5 a.m.

Claremont Courier
A LOCAL NONPROFIT NEWSROOM

Editor and Publisher
Peter Weinberger
pweinberger@claremont-courier.com
editor@claremont-courier.com

Development Director
Betsy Weinberger
betsy@claremont-courier.com

114 Olive Street, Claremont, CA 91711 • (909) 621-4761
Hours Monday-Thursday, 9 a.m. to 5 p.m.; Friday, 9 a.m. to 1 p.m.

one hundred thirteenth year, number 30

NEWSROOM

City Reporter | Photo Editor
Steven Felschundneff
steven@claremont-courier.com

Education | Obits
Mick Rhodes
mickrhodes@claremont-courier.com
obits@claremont-courier.com

General Assignment Reporter
Andrew Alonzo
aalonzo@claremont-courier.com

BUSINESS

Advertising Director
Mary Rose
maryrose@claremont-courier.com

Classified | Real Estate
Rachel Fagg
classified@claremont-courier.com

Legal Notices
Mary Rose
legalads@claremont-courier.com

Billing | Accounting Manager
Dee Proffitt

CIRCULATION

Distribution | Publications Manager
Tom Smith
tomsmith@claremont-courier.com

Subscriptions
subscriptions@claremont-courier.com

PRODUCTION

Ad Design | Real Estate | Specials
Grace Felschundneff

Editorial Designer | Web Producer
Skylar Anderson

Computer IT Manager
Matt Weinberger

The Claremont COURIER (United States Postal Service 115-180) is published once weekly by the Courier Graphics Corporation at 114 Olive Street, Claremont, California 91711-5003. The COURIER is a newspaper of general circulation as defined by the political code of the state of California, entered as periodicals matter September 16, 1908 at the post office at Claremont, California under the act of March 3, 1879. Periodicals postage is paid at Claremont, California 91711. Single copy: \$2.00. Annual subscription: \$68. Send all remittances and correspondence about subscriptions, undelivered copies and changes of address to the COURIER, 114 Olive Street, Claremont, CA 91711. Telephone: 909-621-4761. Copyright © 2021 Claremont COURIER

Transportation depot name changed again?**Dear editor:**

Elaine Turner, president of the Claremont Museum of Art, is raising \$180,000 in donations to "build out the Depot." My first reaction to her solicitation letter was what happened to the name of building? I thought the city changed the name to "Transportation Depot".

I suspect that after someone at city hall quietly changed the name to Transportation Depot in the application to secure \$350k in transportation funding from Metro, apparently, the city and the museum have changed their minds and decided to drop "transportation". It's probably for the better, because the word transportation distracts from the art museum's image and the building's true purpose.

My second reaction was why aren't real progressives in Claremont outraged by these events? To recap, the Claremont City Council and the elites who make up the board of the Claremont Museum of Art

have used a regressive tax meant for improving transportation for everyone to fund the expansion of a private art club. In fact, Elaine Turner claims in her solicitation that Metro approved the taxpayer-funded renovation with full knowledge that her private art club would occupy the new space, and the building would not serve any legitimate transportation purpose.

If this is not corruption, I don't know what is. Apparently, those who run the Claremont Museum of Art, as well as its members, have no problem taking hard-earned money from people who struggle to find affordable housing and fill their gas tanks, as long as it benefits their private club. Quite frankly, this sounds like something taken right out of Donald Trump's playbook.

I can see it now... opening night of the new, expanded Claremont Museum of Art. There will be plenty of good food, fine wine, and laughs to go around... all celebrating how they were able to pull off this scheme.

I find it shameful. And quite frankly, if you're a real progressive, you should, too.

**Matthew Magilke
Claremont****Woke****Dear editor:**

Although the COURIER wants to concentrate on events in the city, sometimes a national event becomes interesting. As a native of Cleveland, Ohio (I have been in CA for 45 years) I tend to follow the sports teams I grew up with and know. Hence, the Cleveland Indians. They are now called the Guardians because of WOKE. The team was founded in 1915 - give me a break. I guess it was just too divisive and caused great pain. There are a lot of name changes to be made under the guidance of WOKE. In my home state will be Columbus, Ohio because Columbus had the nerve to explore and got into some scrapes with the native people. The most important name change will be America. That Amerigo Vespucci guy had some nerve to explore and maybe he might have had slaves and that is awful to have a country named after him.

The name Indian Hill Blvd. should be changed. Although the Indians lived on the land here it still should be changed because of WOKE. Perhaps it should just be called Hills Blvd. no problem.

**Jacque Mahoney
Claremont****Fentanyl and China's part****Dear editor:**

Your article "Forever 15" (July 23) properly raised an alarm about the fentanyl epidemic, but it pointed the finger of blame in the wrong direction.

Conspicuously absent was this fact: "Since 2013, China has been the principal source of the fentanyl flooding the U.S. illicit drug market since 2013, China has been the principal source of the fentanyl flooding the U.S. illicit drug market." (<https://www.brookings.edu/research/fentanyl-and-geopolitics-controlling-opioid->

supply-from-china.) Street names for fentanyl include China Girl, China Town, and China White. In 2019, China claimed it was banning the production and sale of fentanyl, but enforcement has been toothless. Does anybody think a totalitarian government couldn't stop fentanyl from being shipped across its borders if it really wanted to?

One person you interviewed blamed "a pharmaceutical company" for "creat[ing] a drug for abuse for the public." However, fentanyl has legitimate medical uses. He also said fentanyl doses "are all being made in motels on Beach Boulevard in Huntington Beach and Buena Park." Maybe so, but they're being made out of bulk fentanyl from China (or made out of precursors from China).

Why go after the little fish? We could dramatically reduce fentanyl abuse in the U.S. simply by getting China to do what it has already promised to do.

The Chinese people are awesome. But the Chinese government is not our friend.

**Donna R. Hecht
Claremont****Two kindnesses****Dear editor:**

Last Monday I was checking Laemmle's web page and saw a film that was going to be there one day only, that evening at 7:30. "Absolute Endlessness," a film by 78-year-old Swedish auteur Roy Andersson, sounded interesting. So I went, and it was.

On the way home I stopped at the AM/PM Arco gas station at the corner of Foothill and Claremont Blvd. Pre-COVID I'd stopped there regularly on my way home from a night out in Claremont.

I can't remember the last time I had Fritos and bean dip and I don't know why that appealed to me then but it did. With a soda. I can't remember the last time I had a soda, a Sprite.

I took those three items up and placed them on the checkout counter where they fit underneath the plexiglas shield.

WHY DRIVE for hours when you can work close to home?

Tired of the long commute in traffic to work? There are jobs RIGHT HERE IN CLAREMONT!

HiRel Connectors Inc. (www.hirelco.net) is an industry leader whose expertise is in designing and manufacturing custom and MIL-Spec interconnect products for a variety of industries including Aerospace and Defense. **We have immediate opening for various positions including:**

- CNC Machine Operator
- CNC Programmer
- Production Assembler
- Cable Assembler
- Connector Assembler
- Quality Control Inspector

We also have Apprenticeships for the above positions. You could become a highly sought tradesperson.

We offer benefits including medical, dental, vision, life insurance, vacation, paid sick leave and a 401k plan.

Send your resume to careers@hirelco.net

HIREL CONNECTORS INC.

**CLAREMONT UNIFIED SCHOOL DISTRICT
PUBLIC HEARING NOTICE
INPUT RE COMPOSITION OF MAPS
FOR TRUSTEE AREA ELECTIONS**

NOTICE IS HEREBY GIVEN that the Board of Education of the Claremont Unified School District at a virtual board meeting to be held at 6:30 p.m. on August 5, 2021, will conduct a public hearing to receive and consider input regarding the composition of trustee area maps in accordance with Elections Code section 10010 to be used in the event the Board approves a transition to by-trustee area elections pursuant to Education Code sections 5019 and 5020.

The public is invited to participate and provide live public comment on the day of the meeting. Public comment may also be submitted electronically, by mail, or in-person to the attention of the Board of Education to the addresses listed below. Written comments will be accepted until 3:00 p.m. on the day of the meeting. *Given time constraints, it is not guaranteed that all written requests can be accommodated. However, all written comments received prior to the meeting deadline will be shared with the Board of Education in advance.*

Postal Mail: 170 W. San Jose Ave., Claremont, CA 91711

Email: publiccomments@cusd.claremont.edu

The envelope and letter or email must clearly identify that it is a Public Comment, and communication must reference the specific agenda item or topic.

Questions or comments should be directed to Dr. Jeff Wilson, Superintendent, (909) 398-0691.

Livestreaming of the Board meeting is available on Zoom:

<https://us02web.zoom.us/j/88140837791?pwd=c0FNZzhzbi9NZ2I3TXNDVjc4a2JQdz09>

Webinar ID: 881 4083 7791 - Passcode: Qnm1Qu

Or by Telephone:

Dial (for higher quality, dial a number based on your current location)

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

Webinar ID: 881 4083 7791 - Passcode: 076964

IE STRONG

THIS IS WHAT ULTIMATE COMFORT LOOKS LIKE.

Another way we make you feel better.

Our New Location
5623 Arrow Hwy, Montclair, CA

We are currently open and complying with all COVID-19 Regulations

FREE ESTIMATES ON NEW SYSTEMS

909-982-5698

www.klausandsons.com
Family Owned & Operated Since 1973

READERS COMMENTS

The same gray-haired Hispanic man I was familiar with from 15 months ago was still there. He was always courteous 15 months ago but he never acknowledged then that he recognized me. So I wouldn't expect it now, especially since I was wearing a hat and a mask.

He started ringing the items up when a young, handsome, and very dark Black man with dreadlocks came in, stuck his hand with a 50 dollar bill in it under the plexiglas, saying, "I'll pay for her items and you can put the rest on pump 4."

The clerk said in an admonishing tone, "I need to take care of this customer first."

The Black man didn't have a mask on so it wasn't that his words had been muffled. I just think his kind gesture was so unexpected that the clerk was caught off guard.

The Black man didn't miss a beat in explaining again what he'd like. The clerk understood this time and took the \$50.

It all happened pretty quickly so there wasn't much time for me to demur. I don't think the young man would have accepted a rejection of his kindness anyway. So I just smiled at him from behind my mask and gave him a little salute with fingers to forehead. He smiled back.

When I left the mini mart I glanced over at the gas pumps and spotted my benefactor standing by his very shiny red new-looking sporty car.

He must be doing very well in life. That was kind of him to share a bit of his good fortune with me.

Last night, Thursday night, I felt like going out to a movie again. A friend told me "Black Widow" is a movie from the Marvel series. Well, I don't mind a *big* movie with lots of big bang action, every once in awhile. And that's what it was alright. I kind of ignored those scenes till we were back to people talking again. The relationships were sweet though a little fairy tale predictable. But that's ok too. That can be satisfying in its own way. And there is one idea about how mind control is achieved by the bad guy General that was interesting. (No spoiler here.)

It was when I was returning to my car that I had a very lovely experience. Usually I can find parking in the small lot across from the theater, or on the street around the corner. But not last night. I ended up driving down to the parking structure on First Street. I appreciate the digital sign that was installed a few years ago at the entrance that lets drivers know how many parking spaces are available. The sign said 112.

I wound my way around, up and up, first, second level, moving slowly behind a few other cars. The other cars were a bit ahead of me when a car pulled out of a parking spot on the third level and I was able to park. I took the stairs down, jaywalked across First St., hurried up to the Public (Laemmler) Plaza, and saw why parking had been a challenge. It was 7 p.m. at the end of a warm day, at the (sort of maybe) end of a pandemic and lots of peo-

ple were seated at the umbrellaed tables around the plaza, enjoying the cooler evening air, enjoying the sound of the fountains, enjoying being out, enjoying each other's company.

When the movie let out at about 9 there were still people out in the plaza, enjoying the evening.

I walked down the street-wide ramp that leads from the plaza to First Street and jaywalked across First again. At the east end of the parking structure I walked up a few steps to a landing then paused, with one hand on the railing. I was thinking I didn't want to walk up the three flights of stairs and was looking over at the two nearby elevators. There was a man standing in front of the closed doors of one of the elevators, texting on his phone. I was thinking I didn't want to share the small space of an elevator.

And in the few moments I was thinking all this I was also noticing and listening to the five or six young skateboarders moving around the broad area between the end of the parking structure and the beginning of the building that extends to Indian Hill Blvd. My map tells me Keck Graduate Institute is housed there.

And in those few moments that I was looking at the man at the elevator and noticing the skateboarders, one of the skateboarders broke away from the others and came over to me. In his plain brown beanie hat and with a crooked smile he asked, "Can I help you?"

It flashed through my mind that he must have thought I'd paused where I had because I was having difficulties. And just as quickly I decided I wasn't going to tell him otherwise. There was something about his sweet face.

Sometimes it's a kindness to accept a kindness.

"Oh, I'm thinking about using the elevator," I said.

He took my free hand and said, "I can walk you over."

So with his hand holding mine we walked down the few steps from the landing and over to the elevators. The man who'd been waiting was just getting in one of the elevators.

On the way over to the elevator I learned that this courteous young man is 20 years old and his name is Omar.

"Well, Omar, your family has raised a very kind young man. Do you have grandparents you help out?"

"Yes. I have a wheelchair I keep in my car for when I take my grandfather places."

By then we'd reached the elevator and Omar pressed the "up" button for me.

"Omar, my name is Valerie and I appreciate your kindness. Thank you for walking me over."

He smiled a humble, shy smile as he made sure I got safely on the elevator and said, "Bye Valerie," as the doors closed.

I had an awful tragedy happen on July 4, losing two dogs who were very dear to me. My sorrow is compounded by the heartache I'm feeling for my two friends who were the dogs' human family, who loved them dearly and are missing them terribly. It's been a sorrowful time. Omar's sweet thoughtfulness gave my spirits a little lift. His gift to me was a greater kindness than he could even know. I'm sending out to the world my good wishes for

a good life for this young man.

Omar's kindness reminded me of this favorite quote of mine and so many others...

"We're all just walking each other home." - Ram Dass

Valerie Card
Rancho Cucamonga

Serving the unaffluent Dear editor:

The city of Claremont government is dangling a wonderful gift, but it is unclear whether the city's faith-based institutions will embrace it.

Tuesday night, the Claremont Planning Commission considered updating the city's Inclusionary Housing Ordinance (IHO) to assure that it provided housing for low income individuals and families. To date, developers have had the option of providing 10% of their housing units for the low income or 15% for the moderate income. They have always opted for serving the most affluent moderate income, resulting in no housing provided for the low income over the past decade.

Now, the Planning Commission is considering a number of updates to correct this bias, including eliminating the moderate income housing option or adding a requirement for moderate income housing in addition to a low income housing requirement. These potential changes were only unveiled just before the Planning Commission meeting, resulting in postponement of its decision until a special August 10 meeting.

The public testimony was overwhelmingly in favor of shifting the IHO to serving the low, and especially the very low, income. Moreover, it was backed up with wonderful arguments for especially providing affordable housing to those who work in Claremont, but cannot find affordable housing anywhere across the Los Angeles basin. Many of these workers face long commutes, as well as sleep in overcrowded apartments, their cars, or even on the streets. A couple of developers did advocate for a "grace period" to exempt the projects they are still planning, a strange interpretation of the concept of grace.

However, I only heard testimony from one faith-based institution. My own. Both the pastors and mission/social action board of the Claremont United Church of Christ submitted testimony in support of providing housing for the low and very low income.

I would like to challenge all Claremont faith-based institutions to make their voices heard, now, before the Planning Commission makes its recommendations for action. Each mosque, synagogue, church and other place of worship needs to call for updating the IHO to

ADVENTURES IN HAIKU

*on El Roble lawn
bunnies doing binkies
summer vacation*
— **Marcyn Clements**

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

provide housing for the low income, as well as to prod developers do the right thing and stop skimming only the most affluent individuals and all too few families.

I have seen the power of faith-based institutions that target their efforts on affordable housing. Action in Montgomery, a faith-based effort in Montgomery County, MD, where I previously lived, successfully advocated for dedicating three cents of the county property tax levy to affordable housing, resulting in housing tens of thousands of low income individuals and families.

Let's give thanks for this gift and make sure it helps house the low income who are always with us.

Bill Dodge
Claremont

continued on page 12



HOURS
Mon - Sat: 11am-11pm
Sun: 11am-10pm

The Upper House

Chinese Cuisine

Pepper Tree Square
352 S. Indian Hill Blvd, Claremont

909-621-1855



**LAW OFFICE
FOR PARENTS**

A law practice devoted to representation of capable parents seeking the protection of their interests & their children's interests

**Kristina Kendall Gkikas
Brian D. Mitchell**

parents4children.com
909-482-1422
143 Harvard Ave.,
2nd Fl Claremont

Kendall
Gkikas &
Mitchell
LLP

PROFESSIONAL SERVICE DIRECTORY

CALL MARY ROSE AT (909) 621-4761 FOR INFORMATION.

MARKETING

COURIER

Advertise your professional service here.

Call Mary Rose for rates and great ideas on ways to boost your business.

(909) 621-4761

www.claremont-courier.com

ACCOUNTING

Christiansen Accounting

Corina L. Christiansen, CPA
140 W. Foothill Blvd., Suite E
Claremont, CA 91711

(909) 447-6802

www.christiansenaccounting.com
www.facebook.com/christiansenaccountingcpa
Specialize in small business accounting and tax planning since 1962.

ATTORNEY

Kendall Gkikas & Mitchell LLP

Attorneys at Law
143 Harvard Avenue, 2nd Floor
Claremont, CA 91711

(909) 482-1422

Specializing in Family Law in Claremont since 1994: Divorce, Custody, Visitation with Children, Property Division, Alimony, Child Support

ATTORNEY

BUXBAUM CHAKMAK & WYNDER, PC

A Law Corporation

414 Yale Avenue, Suite K
Claremont, CA 91711

(909) 621-4707

41 years experience in: Business Law, Probate, Family Law, Estate Planning, Real Estate Law, Civil Litigation, Bankruptcy.

ATTORNEY

MIKE F. O'BRIEN

Attorney at Law
212 Yale Avenue
Claremont, CA 91711

(909) 626-9999

www.mikefobrien.com
www.facebook.com/moblawoffices
Specialist in personal injury and wrongful death cases. Se habla español.

CHIROPRACTOR

DR. MARTIN S. McLEOD

411 N. Indian Hill Blvd.
Claremont, CA 91711

(909) 621-1208

- Joint & Muscle Pain • Headache
- Sciatica • Pinched nerve
- Most Insurance accepted
- Personal injury

DESIGN/BUILD

HARTMANBALDWIN

DESIGN/BUILD
100 West Foothill Blvd.
Claremont, CA 91711

(909) 670-1344

www.hartmanbaldwin.com
Since 1984
Residential remodeling, historic restorations, and custom home building

DENTIST

COX and PATEL, DDS

Wayne Cox, DDS
Krutav Patel, DDS
326 N. Indian Hill Blvd.
Claremont, CA 91711

(909) 626-1684

www.CoxandPatelDDS.com
Sedation, Laser Bleaching, Implants
Same Day Crowns, Digital X-rays

DENTIST

PETER T. IGLER, D.D.S. D. INGRID ROJAS, D.D.S.

Cosmetic & General Dentistry
615 W. Foothill Blvd.
Claremont, CA 91711

(909) 624-6815

1 Hour In-Office Bleaching, Veneers,
White Fillings, Dental Implants, Dentures.

OPTOMETRY

Brad A. Baggaly, O.D.
Nicole I. Kohan, O.D.
Abby Hsu, O.D.

OPTOMETRY

695 W. Foothill Blvd.

Established 1972

(909) 625-7861

www.claremontoptometry.com
Eyemed - VSP - MES - Medicare

PRECIOUS METALS

CALIFORNIA GOLD & SILVER EXCHANGE

130 S. Mountain Ave., unit R
Upland, CA 91786

(909) 985-GOLD (4653)

www.cagoldandsilver.com

- Bullion Investments
- Buying Jewelry, Diamonds, Coins, Flatware, and all Gold & Silver Items

MARKETING

COURIER

Advertise your professional service here.

Call Mary Rose for rates and great ideas on ways to boost your business.

(909) 621-4761

www.claremont-courier.com

REAL ESTATE BROKER

Geoff T. Hamill

Broker Associate, ABR, CRS, GRI, E-PRO,
GREEN, SRS, SRES, D.R.E. #00997900

Wheeler Steffen Sotheby's International Realty

Phone: (909) 621-0500

Geoff@GeoffHamill.com

#1 in Claremont sales & listings since 1988

**Best Possible Price Achieved,
Every Time Meticulous care
and attention to detail**

TAX PREP/EA

D. PROFFITT, EA

Claremont, CA 91784

Phone: (909) 851-2476

dee@dproffittea.com

Visit my website at

www.dproffittea.com

Income Tax Specialist since 1981

Payroll Service • Accounting

MARKETING

COURIER

Advertise your professional service here.

Call Mary Rose for rates and great ideas on ways to boost your business.

(909) 621-4761

www.claremont-courier.com

MARKETING

COURIER

Advertise your professional service here.

Call Mary Rose for rates and great ideas on ways to boost your business.

(909) 621-4761

www.claremont-courier.com

NEW CAR GUIDE

chrysler jeep

JOHN ELWAY CHRYSLER JEEP OF CLAREMONT

(909) 786-0008

620 AUTO CENTER DR., CLAREMONT

ONE PRICE. SIMPLE. NO GAMES.
SALES • SERVICE • PARTS

jeep

JEEP CHRYSLER DODGE RAM FIAT OF ONTARIO, ONTARIO AUTO CENTER

1202 AUTO CENTER DR.

(888) 572-5940

WWW.JCOFONTARIO.COM

volvo

EXCLUSIVELY VOLVO

1300 AUTO CENTER DR., ONTARIO

CALL: SAM NASRI (909) 605-5700

WWW.EXCLUSIVELYVOLVOCARS.COM

GOING ABROAD? CALL ABOUT
"EUROPEAN DELIVERY"

volkswagen

EXCLUSIVELY VOLKSWAGEN

1300 AUTO CENTER DR., ONTARIO

CALL CHRIS OR DON (909) 605-8843

WWW.EXCLUSIVELYVW.COM

WE REFUSE TO BE UNDERSOLD

hyundai

ONTARIO HYUNDAI

ONTARIO AUTO CENTER

(877) 822-2209

NEW AND PRE-OWNED SALES

LEASING • SERVICE • PARTS

15 FREEWAY, EXIT JURUPA AVE.

WWW.ONTARIOHYUNDAI.COM

maserati alfa romeo

MASERATI ALFA ROMEO ONTARIO

ONTARIO AUTO CENTER

1201 AUTO CENTER DR.

(877) 740-7890

15 FREEWAY, EXIT JURUPA AVE.

WWW.ONTARIOMASERATI.COM

WWW.ALFAROMEOSAOFONTARIO.COM

nissan

EMPIRE NISSAN

ONTARIO AUTO CENTER

(866) 234-2544

15 FREEWAY, EXIT JURUPA AVE.

NEW AND PRE-OWNED SALES

LEASING • SERVICE • PARTS

WWW.EMPIRENISSAN.COM

dodge ram

JOHN ELWAY CHRYSLER JEEP OF CLAREMONT

(909) 786-0008

620 AUTO CENTER DR., CLAREMONT

ONE PRICE. SIMPLE. NO GAMES.

Across

- 1. Ozone depleter, abbr.
- 4. In ___ land (spacy)
- 8. Uproar
- 14. Mauna____, Hawaii
- 15. Mystery writer Ambler
- 16. Addictive drug
- 17. "___ Wiedersehen"
- 18. Soft powder
- 19. Kyle Busch's org.
- 20. Influential newspaper publisher
- 23. Give up
- 24. Greek letter
- 25. Wait on
- 27. Annoying kid
- 29. Picnicked
- 30. Prefix with dynamic
- 31. Person who throws trash out of cars
- 37. Thin pancakes
- 39. Madison or Park (abbr.)
- 40. Tenant's agreement
- 41. Stalls
- 43. Chowder tidbit
- 44. Chinese "way"
- 45. Where to find Washington or Lincoln
- 46. CHS tennis phenom

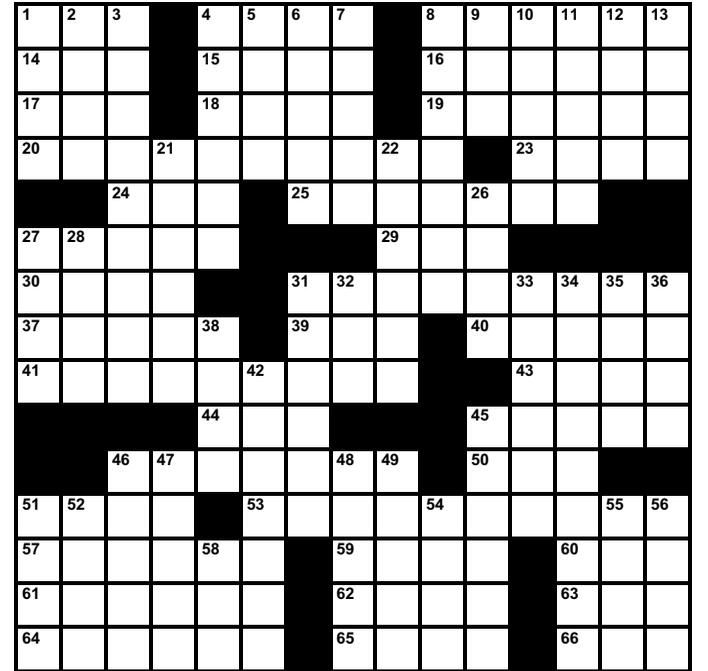
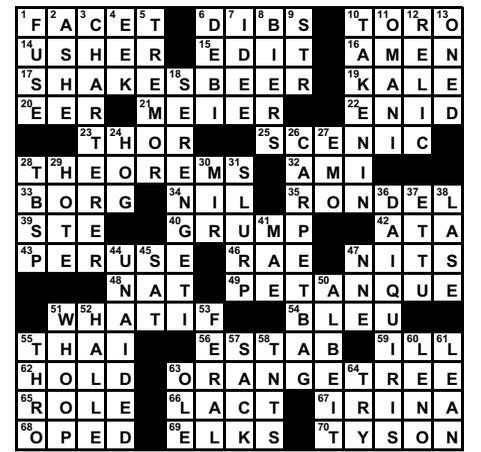
- 50. Make soaking wet
- 51. Actor Neeson
- 53. Blue Angel maneuver
- 57. Dry gulch
- 59. Proficient
- 60. Cyclades island
- 61. It's all ivory and no ebony
- 62. New Haven college
- 63. Warriors' grp.
- 64. Restaurant activity
- 65. Word with cold or ginger
- 66. Wee one

Down

- 1. Applaud
- 2. Lou Gehrig, on the diamond
- 3. School room
- 4. Abates
- 5. Kuwaiti
- 6. Purple flower
- 7. African capital
- 8. Junior CHS girls goalkeeper, Gianna ___
- 9. Environmental controllers, abbr.
- 10. "Rock the Boat" music
- 11. One who spikes the punch
- 12. Just barely

- 13. Insignificant
- 21. It's a wrap
- 22. Delivers a speech
- 26. Atmosphere
- 27. Some computer keys
- 28. Shoemaker's strip
- 31. One of the Jacksons
- 32. "___ Gotta Be Me"
- 33. Church head
- 34. Kind of pen
- 35. Insurance company for vets
- 36. Carnelians
- 38. Like some airports, abbr.
- 42. Danish city
- 45. Not alert
- 46. Gold standard
- 47. Text message image
- 48. Bone photos
- 49. Rural opposite
- 51. 1984 T.V. movie starring Phoebe Cates
- 52. "___ la Douce"
- 54. First name in jazz
- 55. "El ___," Mexican wolf
- 56. Future atty.'s exam
- 58. Over there, old way

Answers to puzzle #631



Attendees are encouraged to follow face covering guidelines set forth by the CDC. We will be following the LA County Department of Public Health guidelines for COVID-19, and therefore any and/or all events are subject to cancellation based on LA County Department of Public Health guidelines.

Presented by **Kiwanis CLUB OF CLAREMONT** **CLAREMONT**

MONDAY NIGHT Concerts 2021

Come early to stake out a spot on the lawn at Memorial Park! Don't forget to bring a blanket and/or low lawn chair.

CONCESSIONS

OPENS AT 6:00 PM

The **KIWANIS CLUB** will be offering a variety of concessions each night. All proceeds go directly to benefit the concert series.

Menu items include **HOTDOGS, HAMBURGERS,** and other **SNACK BAR FAVORITES!**

AUGUST 2
Cold Duck
70's Top 40

AUGUST 9
Upstream
Reggae

AUGUST 16
Hit Me 90's
90's tribute

AUGUST 23
Night Blooming Jazzmen
Dixieland Jazz

AUGUST 30
The Ravelers
Classic Rock

All Concerts are **FREE** | **MEMORIAL PARK** 840 N. Indian Hill Blvd., Claremont Information: (909) 399-5490 www.ci.claremont.ca.us | Concerts begin at **7:00 PM**

Too many statements, but not enough clarity?

Learn how Gould delivers solutions that organize your investment life into a coherent whole.

Personal, sophisticated, and careful wealth management – this is the essence of Gould Asset Management. Based in Claremont, California, our firm oversees more than \$500 million in assets on behalf of individuals, families, endowments and foundations.

We provide an independent alternative to the large national firms, with a business model that always puts our clients' interests first.

We help our clients manage their financial lives. To begin a conversation on how we may help you, call us anytime at 909.445.1291.

GOULD ASSET MANAGEMENT

341 West First Street, Suite 200
Claremont, California 91711
Tel: 909-445-1291 Fax: 909-445-1299
www.gouldasset.com contact@gouldasset.com

No specific outcome can be guaranteed due to inherent risks of investing in the securities markets.

Our community. Our stories.
claremont-courier.com 909.621.4761

Arnaldo Rodriguez

Former Pitzer College vice president, Pilgrim, father

Arnaldo Rodriguez, former Pitzer College vice president for admissions and financial aid, died on June 27, after a short illness.

Born in 1945 in San Juan de los Yeras, Cuba, Arnaldo immigrated to the U.S. in 1962 and was resettled in Portland, Oregon, where he finished high school and went to college at the University of Portland, graduating in 1968. While there he met his future wife, Lucia Miltenberger.

He and Lucia were married in 1970 and spent many years together working and raising their two children, Juan Carlos and Elise. Lucia died in 2013.

He spent his entire working life in education, mainly in the admissions field. He was at Pitzer from 1997 to 2011, and prior to that worked as the dean of enrollment

services at The Evergreen State College in Olympia, Washington, from 1977 to 1997. He started his career in admissions at Southwestern Oregon Community College in Coos Bay, Oregon.

Arnaldo and Lucia were members of the Catholic community at the McAlister Center for Religious Activities.

He spent his last few years as a member of the Pilgrim Place community, where he enjoyed playing bridge and mahjong. He also joined a men's group and became a Stephen minister. Another project close to his heart was the Napier Initiative, which connects the Pilgrim Place community to students at the Claremont Colleges.

He is survived by his children, three older sisters, and three nieces.

A celebration of life will be held in his honor at 10:30 a.m. Saturday, August 14 at Claremont United Church of Christ, 233 Harrison Ave. A reception will follow at Pitzer College.

Donations in his memory may be made to the Arnaldo Rodriguez Scholarship at Pitzer College at <https://www.pitzer.edu/advancement/>; Homeboy Industries at <https://homeboyindustries.org/donate/donate-online/>; or Inland Valley Hope Partners food bank at <https://www.inlandvalleyhopepartners.org>.

For more information visit <https://www.tributes.com/arnaldo>.



Billie Marie McKenna

Great-grandmother, volunteer, artist, was 103 years old

Billie Marie McKenna celebrated her 103rd birthday on May 21, in Claremont, her adopted home of 20 years. She had survived the pandemic year in good health and was looking forward to the first gathering with her bridge group in June.

An unfortunate fall on May 30 became her final life's challenge, but she didn't give up the fight until July 24. Although an only child, she leaves an extended family including five grandchildren and five great-grandchildren.

She was born in Washington D.C., to Edwin and Grace (nee Cain) Walker,

who were working for the war effort in 1918. After her mother narrowly escaped death from influenza, Billie moved with her parents to La Junta, Colorado, where her father worked in a railroad roundhouse as a machinist.

At about the age of five or six, she took a momentous trip to California in a Model T, camping along the roadside with her parents; they had to repair 22 tire punctures due to unpaved roads.

The family settled in Southern California, where she enjoyed a happy childhood. She attended Huntington Park High School, but was displaced for two



years due to serious damage from the Long Beach earthquake of 1933, returning for graduation.

She started her college career at UC Berkeley, transferred to UCLA for one year, and then returned to Berkeley with straight As for a bachelor's degree in business administration in 1939. She then began a long career as an accountant for local banks and small businesses.

Just before the start of World War II, she met Donald L. McKenna, who was originally from Cincinnati, Ohio. Their marriage, postponed briefly when she was injured in a bus accident, took place April 11, 1942, at Mission San Juan Capistrano. After Don was drafted, they travelled the country to various U.S. Army bases as he was trained to operate the new radar technology; he was never deployed overseas. She eventually returned to California for the birth of their first and only child, Michael, in 1944.

Postwar, the couple settled in Whittier, California, where she resided for 54 years. Mr. McKenna became a successful real estate broker there until his death in 1991. They were members of the

Friendly Hills Country Club.

She was an active member of the Association of American University Women in both Whittier and Claremont, and volunteered with Meals On Wheels. She was an accomplished artist in ceramics, watercolor and oil painting. She was actively engaged in tennis and golf into her eighties, and played bridge with friends into her nineties.

She was a lifelong reader, an avid gardener, and maintained an independent lifestyle until her last decade. This included several trips with Elderhostel to destinations in the U.S. and abroad. Her favorite activity was entertaining her family poolside through the years.

"Billie was certainly a member of the 'Greatest Generation,'" her family shared. "She read the newspaper daily to stay informed, voted in every election, generously supported good causes, lived modestly, worked hard and saved for the education of the next generation. We will always remember her indomitable spirit, her financial acumen, her affection for dogs

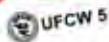
continued next page

DEMOCRATIC CLUB OF CLAREMONT

Now accepting orders for
Yard Signs

Union Made \$10, Includes Stakes

VOTE NO!
September 14th On The
Recall



Carolee Monroe / jackncarolee@verizon.net

Carol Whitson / 909-263-1773

Billie Marie McKenna

continued from page 10

and hummingbirds, and her signature scarves.”

She is survived by her son, Michael McKenna, and his wife Jean; grandchildren Erin McKenna (Jon

Hokanson), Matthew McKenna, Stephen McKenna, Keri (McKenna) Caldwell and Lauren McKenna; and great-grandchildren Caitlin, Rachel and Dylan Hokanson, and Alexia and Ethan Caldwell.

A memorial service will be conducted at Claremont United Church of Christ, Billie’s spiritual home, at 10

a.m. Wednesday, Aug. 4. Internment in a private service will be at Rose Hills Memorial Park in Whittier.

Donations may be made in her name to CUCC at <https://claremontucc.breezechms.com/give/online>; or to World Vision International at <https://www.wvi.org/donate>.

Beulah Mae “Bea” Hardy

Great-great-grandmother, lifelong Claremonter, volunteer, dancer, music lover

Beulah Mae Hardy, a lifelong resident of Claremont, died July 11. She was 98 years young.

“Bea,” as she liked to be called, was born in Claremont on April 28, 1923, in a house on Mountain Avenue where North Hills Church of Seventh-day Adventists stands today.

She was the fifth of seven children born to Floyd Melton Sanders and Sadie Elva Privett Sanders. All of her siblings predeceased her.

She attended Sycamore Elementary School and Claremont High School, class of 1941, where she enjoyed playing field hockey and basketball.

On September 20, 1941, she married her neighbor and childhood sweetheart, William Lloyd Hardy, in Claremont. They became the parents of three children: Marcia Ann, Barbara Mae and William Lloyd II. They were married 62 years until Mr. Hardy’s death in 2003.

She loved Claremont, living in the same home for 73 years, continuing to live there by herself after Mr. Hardy’s death, along with various pets, her beautiful garden, and a lovely fish pond constructed by her husband and son. She called it “Bea’s paradise.”

She also loved music, especially the big band tunes of the 1930s and ‘40s. She would recall walking each day through the citrus groves on her way to the school bus stop at the corner of Base Line Road and Mountain Avenue, singing all the way.

Later she enjoyed going to local convalescent homes to entertain the residents. She was a regular at Claremont Civic Symphony concerts and attended the Ontario Community Band concerts for more than 30 years.

She also loved to dance, taking lessons and joining a dance troop which performed throughout the sur-

rounding communities. She loved to tell the story of how once on a cruise with friends she danced with Myron Floren, the accordionist best known for his work with the Lawrence Welk Orchestra.

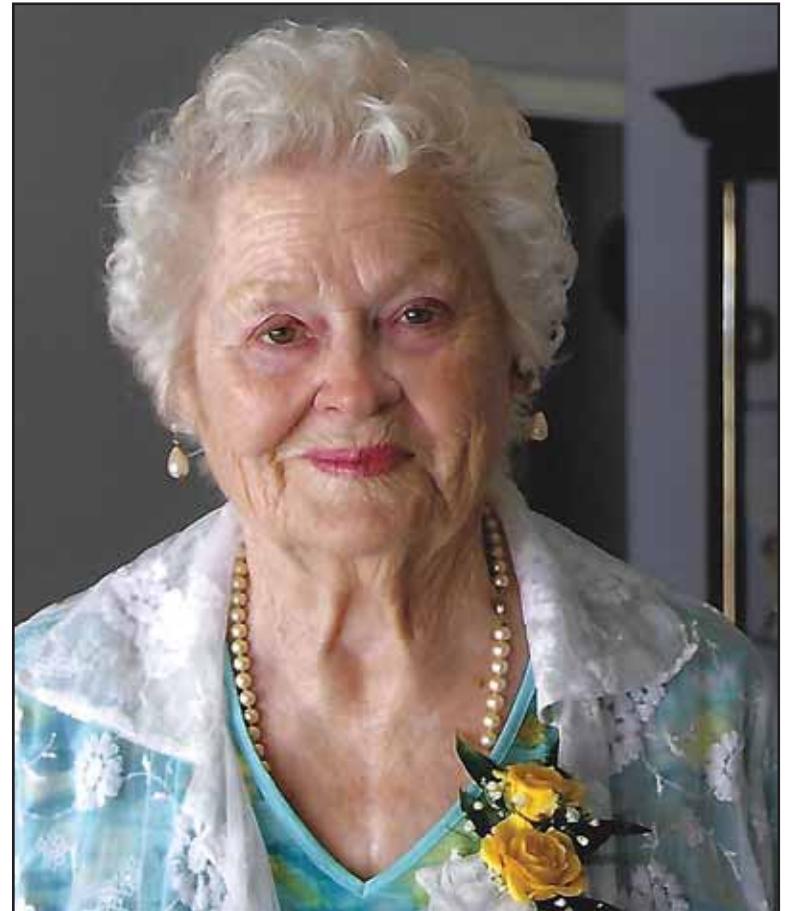
While raising three children, she was also a Girl Scout leader and an Avon representative for several years. After her children married and left home, she was a volunteer “grandma” at Lanterman Developmental Center in Pomona. She felt service to others was very important, as well as fulfilling.

In later years she would drive herself each day—up until she was 96—to the Joslyn Center, where she would join her friends for exercise class and lunch. She always had a joke to share and songs to sing on karaoke day. She continued going each day until the COVID-19 pandemic hit in March 2020.

When asked what her secret was for a long happy life, she would say clean living and all the beans she ate as a child. Her family says it was her positive attitude, love of life, long walks through Claremont, and always singing and telling jokes.

Upon hearing of her passing, a friend wrote a fitting tribute: “When life gets me down and my face has a frown, I will sing a little song and Bea Hardy.”

She is survived by her daughters and sons-in-law, Marcia and George Redmond of Claremont, Barbara and Joe Gillentine of Yorba Linda; son and daughter-in-law, Bill and Diane Hardy of Rialto; nine grandchildren; twenty-seven great-grandchildren; her great-



great-granddaughter; and another great-grandchild due in February 2022.

A graveside service will be held at 10 a.m. Saturday, August 7 at Oak Park Cemetery, 410 Sycamore Ave., Claremont.

Milovan Pompa

Father, baseball enthusiast, musician, ‘man of the people’

Claremont resident Milovan Pompa, 63, died July 23 at home with his loving family surrounding him. He had been in hospice care.

“Milo” was born on December 7, 1957, in Pomona, the son of Melque Pompa and Angelina Tarin Pompa. He grew up in Claremont playing baseball and music, and graduated from Claremont High School in 1976.

He moved to San Jose, California in 1981 to attend San Jose State University. There a drummer friend, Ralph, set up a meeting with Shiela Olson so that he could get a haircut. She gave him every haircut since that fated day.

After many years of being friends and life partners, he and Shiela finally got married on May 28, 2001, in a spiritually imbued Native American ceremony in the South Lake Tahoe forest.

They were blessed with two beautiful children, Sylvester and LeaAnn Pompa. He cherished his role as a parent and was always the coach out on the field with his kids and the others.

He had a passion for baseball, playing since he was about nine years old. As he got older, he came to be known as the big left-handed pitcher everyone called “chief.” He played baseball for the semi-professional Fontenettes team for years, ending his career with more than 400 strikeouts.

His other passion was music. He played the drums in high school before switching to bass. He played in bands all over California, in San Jose, Sacramento and



Claremont, eventually becoming one of the most respected and sought-after bassists in the Pomona Valley.

“He was a larger than life kind of guy always trying

to be positive and always standing up for the little guy,” his family shared. “He was a gentle giant who protected kids on the playground and always gave money to the homeless people.”

He retired after working for the city of Cupertino for more than a decade, where he pruned trees and maintained city streets. He then went on to become a web designer for San Jose City College, and for many seasons with Major League Baseball’s Oakland Athletics.

“Milo was a master locksmith and electronic sliding door and elevator technician,” his family added. “Milo later became a certified solar master mechanic. Milo was forever learning, growing, and eager to lend a hand. Milo was a man of the people and will be remembered by all for his beautiful bright smile and big hugs.”

He is survived by his wife Shiela; son Sylvester; daughter LeaAnn; mother Angelina and father Melque; sister Lisa; brother Eric; sister-in-law Lisa Kuly; nieces Carissa and Cyndi; nephews Jonathan Kuly and Evan; and great nieces.

His family offered this quote in remembrance: “I gave you my love and you gave me so much happiness, but now it is time I must travel alone. Grieve for me if you must. Then let your grief be memories within your heart.”

A celebration of life is forthcoming.

Donald Merrill Shupe Beloved husband, father, grandfather and friend to so many

Donald Merrill Shupe died at home on July 19, at the age of 85.

Merrill, as he was known to all, was born in Boise, and grew up on a farm in Gooding, Idaho. He worked hard, as all farmers do. He earned his bachelor's degree in electrical engineering from Utah State University.

He married his beloved wife, Marjean, in 1959 in the Idaho Falls temple of The Church of Jesus Christ of Latter-day Saints. They lived in many homes in Utah, Maryland, Connecticut, California and Oregon before settling in Claremont in 1977.

They raised two daughters, Kathleen

and Karen, who were so fortunate to grow up with loving parents. They enjoyed 55 years of marriage before her death in 2014.

He was active in the LDS church, where he served in many volunteer positions. He loved cars and loved to take road trips to discover this beautiful country and try the regional barbeque. He also enjoyed flying. He was an active member of the Pomona Valley Pilots Association, the Pomona Valley Corvette Association, and took many trips with both groups.

He worked on submarines after college. He had a business that made and installed custom stereo equipment. He also sold cars in Idaho, and in Claremont for Richard Hibbard Chevrolet. He then earned his cre-

dential as an enrolled agent with the Internal Revenue Service and started a business preparing taxes and doing book-keeping for small businesses.

After retirement, he enjoyed working with the Claremont Police Department as a volunteer and police aide. He worked with the department for almost 20 years, and the fine men and women there became like a second family to him.

He is survived by his daughter Kathleen and grandson Kyle.

He will be greatly missed by his family and friends.

A funeral service was held on July 27 at the LDS chapel in Claremont.



Mary Jane Carr - Tyler John Newman engagement

Claremont residents Mary Jane Carr and Tyler John Newman were engaged on June 12, 2021.

The bride's parents are Thomas K. Carr Jr. and Lesley Scott-Carr.

The nuptials will take place at Padua Hills Theatre in Claremont on June 9, 2022.

The bride's grandmother, 95, is a 76-year Claremont resident.

The couple met in September, 2014 after the bride's mother was having physical therapy on her ankle, and Mr. Newman was her technician. She insisted he meet her daughter.

They had their first date, ice cream and a movie at Victoria Gardens, a few weeks later. The groom had such a great time that he asked her for a second date—a Luke Bryan concert—before the movie even started.

"In the case of this love story one could say mothers truly know best," said Ms. Scott-Carr. "Our adventure began with a typical mom meeting a very handsome young man and saying, 'You just have to meet my daughter!' The handsome young man had heard this line many times before, but something was different about this bright, blonde haired girl. After hearing about each other and seeing photos of one another, they just knew they had to meet."

"Mary Jane knew this country loving boy with dimples was a keeper, and they began their official relationship in December of 2014," said the bride-to-be's mother.

The two have been inseparable ever since. Their love has been joyous, filled with adventure, many country music concerts, Disneyland trips, master's degrees, career accomplishments, and countless more amazing memories.

On June 12, 2021, a trip to Hotel del

Coronado ended up being one of the most memorable days of their lives. The hotel near San Diego has always been a special place for the couple, where their love has grown over six years. So, when Tyler decided to propose, he knew this was the place to do it.

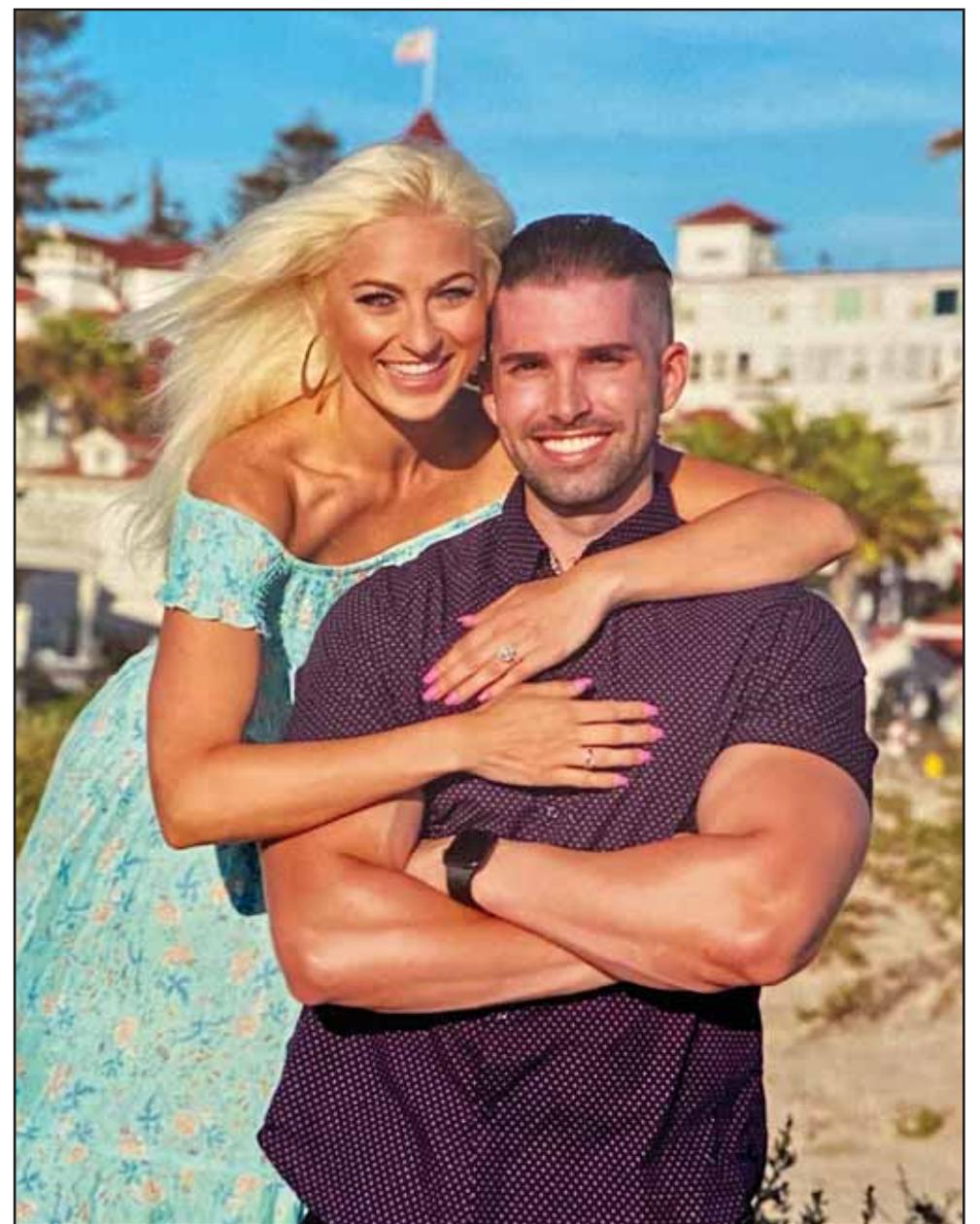
After an amazing day together soaking up the sun and beautiful views, Tyler asked Mary Jane to take a walk on the beach before dinner to see the sunset. Little did she know what he was about to ask her. As the two were walking on the beach near the Coronado sand dunes, Tyler soon turned to Mary Jane, got down on one knee while looking her deep in the eyes, and asked her the question they had both been waiting on.

After Mary Jane's initial shock, and finally realizing this moment was indeed "for real?!", as she kept repeating during his proposal, she said yes to spending their forever together.

The bride graduated from the all girls Pomona Catholic High School in 2012. She then attended the University of Redlands, graduating with a bachelor's degree in psychology in 2016. In 2018 she earned her master's degree from Redlands, and her teaching credential. She is a first-grade teacher and vice principal at St. Francis De Sales Catholic School in Riverside.

The groom is a 2009 Bonita High School graduate. He attended Cal Poly Pomona, graduating with a bachelor's degree in kinesiology. He went on to earn his master's from Concordia and is now an Aerotek recruiter.

The couple enjoy their weekend coffee walks to the Claremont Village, working out in the gym together, trying new wineries and breweries, dancing to



random songs on Alexa, enjoying their favorite sports teams on television, playing golf, and grading the papers of Mary Jane's first graders.

They are having a blast planning their wedding, and can't wait for their new adventures ahead.

Letters to the editor

continued from page 7

"SRO" should not mean "Safety Removed On-site"

Dear editor:

Violence has been exploding across our cities and nation over the past year.

Movements to defund the police in cities such as Seattle, Portland, Chicago, Minneapolis, New York, Los Angeles, and others have undermined the morale of our law enforcement and created a dangerous environment not only for our police, but all citizens as well. Liberal politicians and judges in California have greatly lowered

the bar for criminal conduct and have freed so-called "non-violent" felons from our prisons, resulting in an increase in property crimes.

I believe the elimination of the police school resource officer ("SRO") from our Claremont Unified School District not only puts our school students, faculty, and

staff at risk, but it also sends a signal to our community that police are inherently bad people and that consequences for criminal behavior can be tolerated. Students at every age level need to have regular positive engagement with our police so that they learn to respect them and the

continued on page 14



BREATHE IN **RELIEF AND COMFORT** DURING LABOR

Now, moms-to-be can control pain and anxiety during labor—*without narcotics*. Nitrous oxide (N₂O), or “laughing gas,” often used by dentists, is a safe, effective option that allows you to increase your comfort and relaxation without limiting mobility, slowing labor or causing risk to you or your baby.

EXCLUSIVELY AVAILABLE AT POMONA VALLEY HOSPITAL MEDICAL CENTER.

For more information about N₂O, please call our Family Education and Resource Center at **909.865.9858** or visit **pvhmc.org/N2O**.

FOLLOW US ON

   or visit **www.pvhmc.org** for updates.


POMONA VALLEY HOSPITAL

MEDICAL CENTER

1798 N. Garey Avenue | Pomona, CA 91767
909.865.9500

Forever 15: part two

continued from page 2

would seem despite the earnest, genuine concern demonstrated from all representatives interviewed for this story, the district may be allowing itself to be perceived as not taking the opioid crisis seriously.

So why isn't this inexpensive, life-saving drug available to CUSD students?

"My understanding is we would have to look at policy as well, and what kind of training, perhaps certification, we'd

have to look at for our health support staff," Mr. Wilson said. "It should be simple though."

Mr. O'Connor agreed. "That is not a bad idea, and I know the district is looking at a lot of different options, that probably being one of them," he said.

Mr. Forrest is a firsthand witness to the scorched earth ravages among young people wrought by fentanyl. Over the past 20 years he's counseled hundreds of young addicts, with the

past five years dominated by the fentanyl explosion.

To stave off overdose deaths of young people on school campuses, he says school districts should train staff to administer Narcan, and the opioid overdose reversal drug should be as common as another preventative fixture on all school campuses in the country: the ubiquitous fire extinguisher.

"Governor [Chris] Christie, he had this great idea that he wanted Narcan

added into the fire extinguishers, just in New Jersey," said Mr. Forrest. "And he couldn't get it done. It's the leading cause of death of millennials, not fire. We need to have Narcan available at the schools. We need to have every teacher, janitor, librarian certified that they know how to administer Narcan. That says the community is serious about addressing the problem.

"Just because you don't see it doesn't mean it's not happening."

A recovery about revival

continued from page 3

three months spent there are largely nonexistent. Her daughter told her later that she "spent most of my time just hunched over in my wheelchair."

After a successful surgery to install a stent to relieve the pressure on her brain, she began extensive rehabilitation at Casa Colina in Pomona.

Still though, the care she required, "was at a level an infantile person has to have," Ms. Wilhelm said.

And that care was very expensive.

In the meantime, her monthly mortgage bills—on both her townhouse and her son Toby's Pomona condo—continued to roll in. Her pension helped, but those costs, along with those for her rehabilitation, skilled nursing care, and ever-mounting medical bills, quickly became untenable. Something had to give.

Luckily, she had set up a living trust, will, and established her daughter Holly as her trustee shortly after retiring in 2013 from a rewarding career as a teacher, principal and educational administrator.

"The doctors told her that I would never improve," Ms. Wilhelm said. That "I would never be able to live alone, that I would always need this very high level of skilled nursing. So, just so she would have enough money, she ended up selling my townhouse and my car, and she had an estate sale company come in and they sold every possession I owned in the house."

Holly then found a women's only facility in Upland, Asher Estate. The grounds reminded Ms. Wilhelm of her

townhouse's private yard, which she had adored.

Months went by. Then, inexplicably, with great care, the full force of her significant will—and no small measure of luck—she started to get better.

The turning point came in mid-May, 2020.

"It was like I woke up one day. It was so bizarre," Ms. Wilhelm recalled.

"I could carry on conversations. I shocked the staff by leaving my bedroom and showing up in the kitchen and starting a conversation with them, walking on my own."

She then began outpatient physical, occupational and speech therapy at Casa Colina.

Though she still had quite a long way to go to gain her independence, she had by then already shattered all physical and cognitive expectations.

Pre-stroke, she had always been a reader and writer. Mercifully, reading was a skill that returned shortly after she moved into Asher Estate.

Soon she began devouring brain research literature in earnest. She stumbled upon "Brain HQ," by Norman Doidge, one of the preeminent researchers on brain plasticity. She credits his brain training programs as aiding immensely in her recovery.

"Reading his books gives you a lot of hope, because you realize the brain actually can reinvent itself. And the parts of the brain that were damaged, other parts of the brain can sort of step in and take over. It's just fascinating."

Further signaling her remarkable

march toward reclaiming her life, within a couple months she relocated again, this time to her own studio apartment at Claremont Place.

Of course, all this took place against the backdrop of the coronavirus pandemic.

"It was like Rip Van Winkle waking up, and you wake up to this nightmare," she said.

She continued her remarkably steady improvement at Claremont Place, becoming more and more independent as the months went by.

Then, in the fall of 2020, she decided it was time for a powerfully symbolic next step.

In November she moved into a smart, newish condo just west of the Village in the Claremont Walks development. Eighteen months after her aneurysm and stroke, Ms. Wilhelm spent her first night on her own.

She still has short-term memory issues, but in many ways has been reborn. She's out dancing to live music again and taking part in her beloved poetry and writing workshops.

She'd been journaling for decades prior to her stroke, and is now considering turning her recovery writings into a self-published book, with the hope it may prove helpful to other aneurysm and/or stroke victims.

She's also getting back into photography, and is currently working on getting back behind the wheel of a yet to be purchased car.

Thankfully, paying for the very expensive skilled nursing care she re-

quired during the early part of her recovery did not exhaust the nest egg provided by the liquidation of her previous assets, and her pension too is ongoing. She's now planning to buy another home, hopefully in or near the Village.

"I'm very fortunate, and very grateful for the medical care that I got, and for my daughter, who pushed for me and took care of all my affairs during that time that I was completely out of it," she said. "It is important to me to be physically active. I have local friends who love to come to the music scene. That's really helped a lot too, to be active in the community. And there isn't a better place to be [than Claremont] in terms of the music community for sure. So many opportunities to hear good music, and now they've started up Friday Nights Live again. And I'm sure that Last Name [Brewing] will keep having events.

"And I have friends that love to do that stuff. So, I'm very, very fortunate to have the friendships that I have, to be able to live where I live, in this beautiful little townhome in this lovely complex in Claremont. I've had such good fortune."

Lately she's taken a multi-panel image of a phoenix rising she found on Etsy as a symbol of her recovery journey.

"I look at it as a metaphor for this phase of my life," Ms. Wilhelm said. "That thing just helps me. It lifts my spirits. Because I've got just the ashes of my life since the stroke, and I'm just determined to rise above them."

Letters to the editor

continued from page 12

valuable services that they provide our community. Undisciplined children and adults will continue, and often times increase, their bad behavior if allowed to go unchecked. I also believe that all discipline should be exercised consistently, uniformly, proportionately, and without favor to race, gender, sexual orientation, status, popularity, or in-

come. I believe removing the SRO from our schools and "reimagining and redesigning school safety and well-being" using "proctors trained in de-escalation" will result in not only making our schools more dangerous, but also proliferate the anti-police sentiment which has resulted in increased criminal behavior throughout our nation.

My wife and I put three children through the Claremont Unified School District and we never feared for their safety. I'm glad my children are done with school here so I don't have to worry about their safety while our community and school district proceed with what I believe to be an unwise partisan political social experiment. I urge par-

ents to exercise their First amendment rights with our elected leaders and school district administrators if you share similar feelings. Putting all politics aside, the first priority of our government is the equal protection of its citizenry.

Kris M. Meyer
Claremont

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING A CODE AMENDMENT AND ZONE CHANGE (21-CA01) TO IMPLEMENT THE VILLAGE SOUTH SPECIFIC PLAN BY AMENDING SECTION 16.081.020 OF THE CLAREMONT MUNICIPAL CODE TO ADD A NEW SPECIFIC PLAN AREA TITLED "SPECIFIC PLAN AREA NO. 15 (VILLAGE SOUTH SPECIFIC PLAN)" AND BY AMENDING THE CITY OF CLAREMONT'S OFFICIAL ZONING MAP TO CHANGE THE ZONING DESIGNATIONS OF ALL PROPERTIES LOCATED IN THE VILLAGE SOUTH SPECIFIC PLAN AREA TO "SPECIFIC PLAN AREA 15 (SP15)"

WHEREAS, in accordance with Chapter 16.318 of the Claremont Municipal Code, the City Council of the City of Claremont ("City Council") initiated the preparation of the proposed Village South Specific Plan (File #17-SP01) to provide new zoning, development standards, design guidelines, and infrastructure requirements for the potential redevelopment of thirty-four underutilized parcels generally bounded by Indian Hill Boulevard (to the east), Arrow Highway (to the south), Bucknell Avenue (to the west), and Santa Fe Street (to the north), as well as the parcels immediately fronting the east side of Indian Hill Boulevard between Arrow Highway and Santa Fe Street, excluding the Claremont Villas Senior Apartments Parcel (referred to herein as the "the Village South Specific Plan area"); and

WHEREAS, to implement the Village South Specific Plan and in accordance with Chapters 16.315 and 16.409 of the Claremont Municipal Code, the City Council also initiated a Code amendment and zone change (File #21-CA01); and

WHEREAS, the proposed Code amendment and zone change: (1) amend Section 16.081.020 of the Claremont Municipal Code to add "Specific Plan Area No. 15 (Village South Specific Plan)" to the Code's list of existing Specific Plan areas and (2) amend the City's Official Zoning Map to change the zoning designations of the thirty-four parcels in the Village South Specific Plan area to "Specific Plan Area 15 (SP15)" (collectively, the "Code Amendment"); and

WHEREAS, on May 18, 2021 the Planning Commission began a duly noticed public hearing regarding the proposed Code Amendment, Village South Specific Plan and associated General Plan Amendment (21-GPA02), and Environmental Impact Report ("EIR") for the Village South Specific Plan (State Clearinghouse No. 2019080072), at which time oral and documentary evidence was introduced along with the written recommendation of the Planning Division of the City of Claremont, and, after hearing verbal and written testimony from all interested members of the public, concluded the public testimony portion of the hearing, and, due to the lateness of the hour and the large amount of material to review, the Planning Commission continued the Commission discussion portion of the hearing to June 1, 2021; and

WHEREAS, on June 1, 2021, the Planning Commission continued to hold the duly noticed public hearing, concluded Planning Commission discussion of the proposal, and voted unanimously (6-0 vote, with one vacancy) to adopt Resolution No. 2021-05 recommending the City Council adopt and approve of the Code Amendment, General Plan Amendment, and Specific Plan and certify the EIR; and

WHEREAS, notice of a public hearing before the City Council on the Code Amendment was given in accordance with applicable law; and

WHEREAS, on June 22, 2021, the City Council opened a duly noticed public hearing on the proposed Code Amendment, General Plan Amendment, Specific Plan, and Final EIR (State Clearinghouse No. 2019080072), at which time oral and documentary evidence was introduced along with the written recommendations of the Planning Commission (Planning Commission Resolution 2021-05) and Planning Division staff, and the City Council received public testimony; and

WHEREAS, many of the public commenters at the June 22, 2021 City Council hearing expressed concerns there would not be sufficient parking in the Specific Plan area if the City allowed discretionary parking reductions, such as the reductions authorized in Section 3.9.B.8.a, c, and d of the Specific Plan, which contemplate potential parking reductions for unbundling (up to 20%), car sharing (up to 20%), and bicycle parking (up to 20%); and

WHEREAS, the City Council kept that public hearing open and voted 4-0 (Councilmember Medina recused) to continue the public hearing to resume at the City Council's July 13, 2021 meeting, and in the meantime, the City Council directed staff and the Planning Commission to reevaluate the Specific Plan's discretionary parking reductions and make a recommendation; and

WHEREAS, at its regular meeting on July 6, 2021, the Planning Commission reevaluated the discretionary parking reductions that could be available under the Specific Plan and the City's Municipal Code; and

WHEREAS, after reviewing a staff report, hearing a staff presentation, and taking public comment (verbal and written), on July 6, 2021, the Planning Commission voted unanimously on a 5-0 vote (with one absence and one vacancy) to adopt Resolution No. 2021-07 reaffirming its findings in Planning Commission Resolution 2021-05 and recommending the City Council adopt and approve the proposed Village South Specific Plan, General Plan Amendment, Code Amendment, and Zone Change, and certify the EIR either with or without certain changes to the discretionary parking reductions in Section 3.9.B.8 of the Specific Plan, which are outlined in Section 3 of Planning Commission Resolution 2021-07; and

WHEREAS, on July 13, 2021 the City Council resumed its duly noticed public hearing on the Final EIR and the corresponding Village South Specific Plan (File #17-SP01), General Plan Amendment (File #21-GPA02), and Code Amendment and Zone Change (File #21-CA01), at which time additional oral and documentary evidence was introduced along with the

written report of the Planning Commission (Planning Commission Resolution 2021-07) and Planning Division of the City of Claremont on the discretionary parking reductions in Section 3.9.B.8 of the Specific Plan, and the City Council received additional oral and written public testimony; and

WHEREAS, the City Council has considered the proposed Code Amendment, the staff report, written public comments, and all of the information, evidence, and testimony received at the public hearing.

THE CITY COUNCIL OF THE CITY OF CLAREMONT DOES ORDAIN AS FOLLOWS:

SECTION 1. Incorporation of Recitals. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. CEQA. The City Council finds and determines approval of this Code Amendment and Zone Change (File #21-CA01), and the related Specific Plan (File #17-SP01) and General Plan Amendment (File #21-GPA02) (collectively, the "Project") complies with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. (CEQA) and the State's CEQA regulations in Title 14 of the California Code of Regulations, Section 15000 et seq. (CEQA Guidelines). The City prepared an EIR for the Project (State Clearinghouse No. 2019080072) and circulated the EIR for public review and comment. The City Council certified the EIR and adopted CEQA findings, a statement of overriding considerations, and a mitigation monitoring and reporting program prior to or concurrently with the City Council's approval of the Project.

SECTION 3. Findings and Determinations. Based upon substantial evidence presented to the City Council during the public hearing, including written staff reports, the recommendations of the Planning Commission, the staff presentation, written public comments, and verbal testimony, the City Council hereby finds and determines:

1. The Code Amendment is consistent with the General Plan. The Code Amendment will implement the proposed Village South Specific Plan, which is also consistent with the General Plan. The Land Use Element of the General Plan encourages the concept of mixed-use, transit-oriented development and designates that the future development of many commercial areas in the City be mixed-use and higher density. In connection with its adoption of this Code Amendment (File #21-CA02) and the Specific Plan (File #17-SP01), the City Council also adopted a General Plan Amendment (File #21-GPA02) to (1) amend Chapter 2 (the Land Use, Community Character, and Heritage Preservation Element) to add a new land use designation titled "Indian Hill / Village South Transit-Oriented Mixed Use", and (2) amend the Land Use Plan (Figure 2-3 of Chapter 2 of the General Plan) to change the land use designations of the thirty-four parcels in the Village South Specific Plan area to a new "Mixed Use" area titled "6 Indian Hill / Village South Mixed Use TOD" (collectively, the "General Plan Amendment"). The Village South Specific Plan also implements a multitude of General Plan goals and policies as described below:

A. Goal 2-1: Make Claremont a model for the application of sustainable development practices.

The Specific Plan incorporates sustainable green building design guidelines applicable to development of the Specific Plan area, which is an integral part of sustainable development. More importantly, the Specific Plan contains all the necessary conditions (density, mix of uses, proximity to transit, proximity to jobs and services, and excellent public realm design) to implement true Transit-Oriented Development that can generate significantly lower greenhouse gas creation per capita than conventional development or even green building design in a conventional location.

B. Policy 2-3.2: Utilize mixed-use development to create unique and varied housing, where appropriate.

The proposed Village South Specific Plan will facilitate development of a relatively dense mix of businesses and housing into a unique new neighborhood located near transit, services in the Village, and local employment centers. This new housing will be unique and greatly diversify the City's housing stock in much needed ways by providing small, upscale apartments; flat-style condominiums with structured parking, and live work arrangements. This new development will also provide options for residents who wish to choose urban-style living or housing that is less auto-dependent than typical Claremont housing options.

C. Policy 2-5.1: Insist on excellence in architectural design of new construction in City.

The Specific Plan facilitates the redevelopment of industrial and commercial properties that are generally vacant or underdeveloped with buildings that generally do not qualify as excellent architecture. It also includes guidelines for retaining and adaptively re-using the most significant historic structures on the site. Finally, it includes an extremely detailed and well thought out design guidelines intended to require design excellence and buildings and a public realm that is consistent with adjacent Village and Village Expansion development.

D. Policy 2-5.3: Continue to require public art as part of new development projects.

By facilitating the redevelopment of this currently underdeveloped area of the City with high value buildings is likely to result in hundreds of thousands of dollars in new public art or percent for art fees paid to the City through the City's Public Art Program. Through this program the Specific Plan will result in new public art in the community through either the provision of on-site public art or payment of a public art in-lieu fee for each new development project.

E. Goal 2-11: Promote community identity and local history by encouraging context sensitive design and development.

The Specific Plan applies new review criteria and design guidelines mandate context sensitive design, and a discretionary review process with by the Architectural Commission. These extensive design guidelines are intended to create high qual-

ity that expands on the highly successful and unique identity of the Village and Village Expansion.

F. Policy 2-12.3: Encourage new developments to incorporate drought tolerant and native landscaping that is pedestrian friendly, attractive, and consistent with the landscaped character of Claremont.

All new development in the Plan Area will be subject to State and local requirements for water efficient landscaping. In addition, all landscape plans will be subject to landscape design guidelines that encourage and incentivize use of climate appropriate plants and use of low impact design features that channel storm and nuisance water runoff into planters, bioswales, and parkways.

G. Goal 2-13: Achieve a citywide network of streetscapes that are interesting and attractive.

The streetscape along Indian Hill Boulevard, Bucknell Avenue and Arrow Highway will be improved with additional trees, wider parkways, corner bump outs. Some portions of Indian Hill Boulevard in the Plan Area will receive landscaped medians. This is intended to vastly improve the appearance and desirability for these streets for use by pedestrians and business patrons.

H. Goal 3-1: Maintain a strong diversified economic base.

The intent of the Specific Plan is to create a balanced mix of retail, restaurant, and office uses supported by new residential uses. That will vastly increase economic activity for the entire City.

I. Policy 3-1.1: Encourage a variety of businesses to locate in Claremont, including retail, high technology, professional services, and restaurants/entertainment, to promote the development of a diversified local economy.

As described above, the new retail, office, and residential uses that are proposed to be developed in the plan area will expand the Village economy and provide local jobs. The Specific Plan allows for a wide variety of commercial and office uses that, if pursued by local property owners, could diversify the local economy and add new high-tech jobs as well as service and retail sector jobs. In addition, new residents in the plan area will strengthen existing businesses by shopping, dining, and utilizing services at nearby businesses located in Peppertree Square and the Village.

J. Policy 3-1.4: Pursue new developments and businesses that add to the City's economic base particularly those that generate sales tax and property tax increment revenue. The City's target is to achieve a balance between the retail sales of Claremont residents in other communities with the retail sales in Claremont by non-residents.

Implementation of the Specific Plan, including the development new high-value residential units with structured parking will vastly increase property tax revenue for the City. The site and will also attract more visitors to the City, encouraging more non-residents to experience the City's unique cultural and retail amenities.

K. Goal 3-2: Revitalize aging and underperforming commercial and industrial areas.

The Specific Plan is designed to revitalize a 24-acre area of the City that is characterized by aging industrial uses, a long vacant car dealership property, several vacant or underperforming office commercial properties, and several aging residential properties. A large portion of the plan area has remained undeveloped for decades due to the oversized block pattern that limits access to interior properties. The adoption of the specific plan will revitalize this area by providing updated and appropriate zoning and a detailed plan for streets and a block pattern similar to the Village, and a clear vision for the area.

L. Goal 3-4: Develop a stronger visitor and tourism base.

The Specific Plan provides a basis for updating and diversifying this relatively unattractive and underperforming area of the City located at the edge of the City's primary downtown area and visitor draw. The Specific Plan allows for development of a new boutique hotel and will also draw new visitors likely to strengthen occupancy at existing hotels and motels in the City. New commercial and residential development in the plan area is intended to help create a more enticing entry statement for the Village and all new development will be required to comply with strong design review requirements aimed at enhancing the City and reflecting Claremont's local character.

M. Policy 3-4.1: Expand lodging choices in the City by attracting and retaining high quality facilities desired by visitors to our community.

The Specific Plan allows for development of a new boutique hotel and will also draw new visitors likely to strengthen occupancy at existing hotels in the City.

N. Policy 5-7.1: Require that private open spaces be integrated with new development by providing "spaces in between," such as green spaces or landscaped plazas between buildings, to provide relief from density and confinement of the built environment.

Although the plan area is intended to be an urban extension of the City's existing downtown area, the Specific Plan requires all new development to comply with plan area wide requirements for a series of plazas, paseos, parks and private outdoor spaces that are designed to recreate the types of human-scaled spaces that make the Claremont Village and Village Expansion areas special for pedestrians and for human interaction. New development will be required to comply with block pattern, public realm (street) character standards, and architectural design requirements that emphasize the importance of these spaces, including streets, to provide a pleasant, human scaled, tree laden environment that provides relief from density and confinement of the urban built environment.

O. Policy 5-7.2: Enhance the street corridor and existing spaces between buildings by incorporating small green areas, extensive landscaping, and street trees.

One of the primary goals of the Specific Plan is

to transform the streets that currently serve the Plan Area, which are best described as highways to Village quality streets. This includes vastly increased plantings in parkways and corner "bulb-out" planters, landscaped medians on Indian Hill Boulevard, Village quality street trees throughout the plan area. In addition, the plan calls for landscape buffers along setback areas for ground floor residential and landscaped parks, landscaped plazas, paseos and roof decks.

P. Goal 5-8: Preserve Claremont's unique community forests, and provide for sustainable increase and maintenance of this valuable resource.

Currently the plan area is well below average relative to the number, height and canopy of trees and does not contribute to Claremont's unique community forests. The intent of the Specific Plan is to require new development and street improvements to provide a rich mix of street trees along all streets and paseos an includes a design goal to create a "rich sustainable landscape" that "reflects and renews Claremont's tradition of excellence in public realm design" (VSSP Goal #5 p.22). The long-term effect will transition the entire Plan Area from a relatively barren area to one that will contribute to and expand the tree canopy found in the Village, which should be considered one of Claremont's unique community forests.

Q. Policy 5-12.3: Encourage the reuse of already developed properties before developing natural areas.

The Specific Plan is intended to encourage the reuse and revitalization of land that is already fully developed, but underutilized. The Specific Plan contains goals, policies, block patterns, development standards, design guidelines, and implementation measures that will facilitate redevelopment of these currently underdeveloped properties. Growth on these sites will offset growth that might otherwise occur on natural areas.

R. Policy 7-14.2: Require that all new development or expansion of existing facilities bear the cost of expanding the wastewater disposal system to handle the increased loads which they are expected to generate.

New development in the Specific Plan will pay for the cost of expanding the wastewater disposal system to handle the increased loads expected to be generated from the new development. This demand has already been analyzed for the City by a consulting engineer, who laid out multiple options for increasing capacity to accommodate anticipated increases in sewer volumes.

S. Policy 7-18.2: Continue to require the placement of utilities underground with new development.

New development in the Specific Plan area will place all new utilities and many of the existing utilities underground.

2. The Code Amendment is internally consistent with other applicable provisions of the Claremont Municipal Code.

Chapter 16.081 of the Municipal Code already allows for a "Specific Plan (SP)" zoning district, where "[t]he uses, types of development and development standards ... are those permitted by the specific plan adopted for that area." (CMC § 16.081.010(A).) As set forth in Section 16.081.020, the City has previously designated fourteen areas as Specific Plan (SP) districts. This Code Amendment would add a fifteenth Specific Plan (SP) district for the area within the Village South Specific Plan. The provisions contained in the Village South Specific Plan will constitute the primary land use and development standards for the Specific Plan area. The Specific Plan's regulations will be applied in addition to the provisions set forth in the Claremont Municipal Code. Where any provision of the Specific Plan and the Municipal Code appear to be in conflict, the provisions of the Specific Plan will prevail. For matters on which the Specific Plan is silent, the provisions of the Municipal Code will apply.

Chapter 16.409 of the City's Municipal Code establishes an "Official Zoning Map" for the City of Claremont that depicts the City's various zoning districts. The thirty-four (34) parcels in the Specific Plan area is currently zoned to be a mix of Business/Industrial Park (B/IP) (generally south of Santa Fe Street between Bucknell Avenue and Arrow Highway), Commercial Highway (CH) (generally along the west side of Indian Hill Boulevard), Commercial Professional (CP) (generally on the southeast corner of Bucknell Avenue and Arrow Highway and along the east side of Indian Hill Boulevard), and Residential - Minimum Lot Area/Unit 4,000 Square Feet (RM 4,000) (generally along the west side of Olive Street). The zoning map change will change the color of the thirty-four (34) parcels in the Specific Plan area to bright purple and amend the map's legend to reflect that the area is designated as Specific Plan Area 15 (SP15).

3. The Code Amendment and the adoption thereof complies with Government Code Sections 65853 - 65857. The City of Claremont's Planning Commission held a duly-noticed public hearing on the Code Amendment that spanned two meetings (May 18 and June 1, 2021) and rendered a decision in the form of a written recommendation (a resolution unanimously recommending approval of the Code Amendment and related entitlements). The City Council considered this Code Amendment at a duly-noticed public hearing on June 22, 2021.

SECTION 4. Acceptance of Planning Commission Recommendation. The City Council hereby accepts the recommendation of the Planning Commission to adopt and approve the Code Amendment (File #21-CA01), which includes the corresponding change to the Official Zoning Map.

SECTION 5. Adoption and Approval. In accordance with Chapter 16.315 of the Claremont Municipal Code and based upon the substantial evidence and testimony received at public hearing and the findings and conclusions set forth hereinabove — and contingent on the City Council certifying the EIR (State Clearing House #2019080072) and adopting the associated Village South Specific Plan (File #17-SP01) and General Plan Amendment (File #21-GPA02) — the City Council adopts and approves the Code Amendment and Zone Change (File #21-CA01) as described in Sections 6 and 7 below.

SECTION 6. Code Addition. In accordance with Chapter 16.315 of the Claremont Municipal Code, the City Council hereby amends Section 16.081.020 of the Claremont Municipal Code to add a new subsection "O" to read in its entirety as follows:

"O. Specific Plan Area No. 15 (Village South Specific Plan) applies to an area bounded by Indian Hill Boulevard, Arrow Highway, Bucknell Avenue, and Santa Fe Street, as well as the parcels immediately fronting the east side of Indian Hill Boulevard between Arrow Highway and Santa Fe Street, excluding the Claremont Villas Senior Apartments Parcel."

SECTION 7. Code Addition. In accordance with Chapters 16.315, the City Council hereby amends the City of Claremont Official Zoning Map to change the zoning designation to "SP15" for each of the following thirty-four (34) parcels:

Los Angeles County Assessor's Parcel Numbers (APNs) 8313-008-003, 8313-008-004, 8313-008-006, 8313-008-007, 8313-008-009, 8313-008-010, 8313-008-011, 8313-008-014, 8313-008-015, 8313-008-016, 8313-008-017, 8313-008-018, 8313-008-019, 8313-008-020, 8313-008-021, 8313-008-023, 8313-008-024, 8313-008-025, 8313-008-026, 8313-008-027, 8313-008-028, 8313-008-031, 8313-008-900, 8313-024-008, 8313-024-009, 8313-025-011, 8313-025-012, 8313-025-013, 8313-025-014, 8313-025-015, 8313-025-016, 8313-025-019, 8313-025-020, and 8313-025-023

SECTION 8. Codification. The Ordinance shall both be codified and shall amend the City's Official Zoning Map as set forth above.

SECTION 9. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, an each section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions might subsequently be declared invalid or unconstitutional.

SECTION 10. Publication. The mayor shall sign this ordinance and the city clerk shall attest and certify to the passage and adoption of it, and within fifteen (15) days, publish a summary in the Claremont Courier, a weekly newspaper of general circulation, printed, published, and circulated in the City of Claremont.

SECTION 11. Effective Date. In order to allow the City Council to consider changes to the City's Inclusionary Housing Ordinance (Claremont Municipal Code Chapter 16.036) before this ordinance goes into effect, the effective date of this ordinance and associated approvals shall be the earliest of:

(1) If the City Council approves changes to the Inclusionary Housing Ordinance — one day after the changes to the Inclusionary Housing Ordinance take effect;

(2) If the City Council reviews proposed changes to the Inclusionary Housing Ordinance and rejects them — immediately after the City Council's rejection becomes final (the City Council's rejection of proposed changes shall not be deemed "final" if the City Council has continued its review of the proposed changes to a later date and/or remanded the proposed changes to staff or a Commission for further evaluation and amendment); or

(3) October 29, 2021.

PASSED, APPROVED, AND ADOPTED this 27th day of July, 2021.


Mayor, City of Claremont

ATTEST:

City Clerk, City of Claremont

APPROVED AS TO FORM:

City Attorney, City of Claremont

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss.
CITY OF CLAREMONT)

I, Shelley Desautels, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Ordinance No. 2021-03 was introduced at a regular meeting of said council held on the 13th day of July, 2021, that it was regularly passed and adopted by said City Council, signed by the Mayor and attested by the City Clerk of said City, all at a regular meeting of said council held on the 27th day of July, 2021, and that the same was passed and adopted by the following vote:

AYES: COUNCILMEMBERS: CALAYCAY, LEANO, REECE, STARK
NOES: COUNCILMEMBERS: NONE
ABSTENTIONS: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: MEDINA


City Clerk of the City of Claremont

PUBLISH: July 30, 2021

TSG No.: 8767417 TS No.: CA2000286682 APN: 8305-011-012 Property Address: 1563 LAFAYETTE ROAD CLAREMONT, CA 91711 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/28/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 08/05/2021 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/06/2008, as Instrument No. 20081005842, in book -, page -, of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: CAROL HOUGHTON, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 8305-011-012 The street address and other common designation, if any, of the real property described above is purported to be: 1563 LAFAYETTE ROAD, CLAREMONT, CA 91711 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 566,874.84. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 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 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 (916)939-0772, or visit this internet website <http://search.nationwidedeeds.com/property-search/terms.aspx>, using the file number assigned to this case CA2000286682 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEE'S SALE INFORMATION PLEASE CALL (916)939-0772NPP0384538 TO: CLAREMONT COURIER 07/16/2021, 07/23/2021, 07/30/2021

T.S. No. 21000894-1 CA APN: 8718-032-003 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/26/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the 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 No-

notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: RENE B MARTINEZ, AND SONJA B MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 07/03/2006, as Instrument No. 06 1459713 of Official Records of Los Angeles County, California; Date of Sale: 08/10/2021 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$56,368.49 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 273 S. Rock River Road/Diamond Bar, CA 91765 Described as follows: As more fully described on said Deed of Trust. A.P.N.#.: 8718-032-003 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com 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 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 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 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 Sale 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

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 may 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

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NANCY G. GELLER AKA NANCY GELLER AKA NANCY GENTRY GELLER AKA NANCY E. GELLER AKA NANCY ELLEN GENTRY CASE NO. 21STPB07265

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NANCY G. GELLER AKA NANCY GELLER AKA NANCY GENTRY GELLER AKA NANCY E. GELLER AKA NANCY ELLEN GENTRY. A PETITION FOR PROBATE has been filed by SEAN H. MOSHIRI in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SEAN H. MOSHIRI be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 09/09/21 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner KAREN J. SIMONSON - SBN 89070, BONNIE F. EMADI - SBN 193476 TAYLOR, SIMONSON & WINTER LLP 144 N. INDIAN HILL BLVD. CLAREMONT CA 91711 7/30, 8/6, 8/13/21 CNS-3495864# CLAREMONT COURIER

T.S. No.: 2015-02704-CA A.P.N.: 2116-017-058 Property Address: 7300 Bonnie Place, Los Angeles, CA 91335

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 01/08/2007. 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: BEHROUZ NAZERADL, AN UNMARRIED MAN Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 01/16/2007 as Instrument No. 20070079786 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: \$ 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 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 (866)-960-8299, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case 2015-02704-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 9, 2021 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

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

ING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: July 16, 23 and 30, 2021

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

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: Ben Y. Kora, A Married Man as his Sole and Separate Property Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/22/2006 as Instrument No. 06 0609714 in book -, page - and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/26/2021 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 665,408.85 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 18505 MAYALL ST UNIT C, LOS ANGELES, CA 91324 A.P.N.: 2729-011-058 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 665,408.85. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2014-06383-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you 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

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.

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.

CLASSIFIED ADS ARE NOW JUST ...

\$10

1-16 words, each add'l word \$1.25
Call Rachel at 909.621.4761

WE BUY CLASSIC CARS

Running or not. Foreign & domestic. Porsche, Mercedes, Ford, Chevy.



LA area.
310-926-9343

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

Cal-Scan

Announcements

THE difference in winning and losing an election is how campaign dollars are spent. Get the best ROI by using our deep relationships in every community in California. Our on-the-ground knowledge is indispensable to campaigns that want results. For more info on multi-market ethnic and non-ethnic solutions call Cecelia at 916-288-6011 or cecelia@cnpa.com. (Cal-SCAN)

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)

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

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

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

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)

Bulletins

BECOME a published author. We want to read your book! Dorrance Publishing - Trusted by authors since 1920. Book manuscript submissions currently being reviewed. Comprehensive Services: consultation, production, promotion and distribution. Call for your free Author's Guide, 1-877-538-9554 or visit <http://dorranceinfo.com/Cali>. (Cal-SCAN)

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

DIRECTV NOW. No satellite needed. \$40 monthly. 65 channels. Stream breaking news, live events, sports and On Demand titles. No annual contract. No commitment. Call 1-855-404-2509. (Cal-SCAN)

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

AT&T Internet. Starting at \$40 monthly with 12 month agreement. Includes 1 TB of data monthly. Get more for your high-speed internet thing. Ask us how to bundle and SAVE! Geographical and service restrictions apply. Call us today 1-855-397-7909. (Cal-SCAN)

Donations

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

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

Financial

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)

ARE you behind \$10k or more on your taxes? Stop wage and bank levies, liens and audits, unfiled tax returns, payroll issues and resolve tax debt FAST. Call 1-855-970-2032. (Cal-SCAN)

OVER \$10k in debt? Be debt-free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief, 1-888-508-6305. (Cal-SCAN)

Health

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

Help wanted

RETIRED couple, money for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company. www.viploan.com. Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

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)

Are your Apple products running slowly?

Malware/Virus Scanning
Basic Troubleshooting
Software Install/Update
Email/Social Media Set-Up
— Current COURIER computer IT tech —
Call or text for appointment
909-788-4381



FRIENDS OF THE UPLAND PUBLIC LIBRARY BOOK SELLER

HOURS

TUESDAY
10:00 - 4:00
WEDNESDAY
12:00 - 6:00
THURSDAY
12:00 - 4:00
FRIDAY
10:00 - 4:00
SATURDAY
10:00 - 4:00

Friends of the
Upland Public Library



450 N. Euclid
UPLAND
INFORMATION
909.931.4144

Legalease | SAVE MONEY PUBLISH LOCAL

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



SERVICES

Acoustical

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

AC/Heating

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

Asian Arts



Zoom Shodo classes are being offered on Sundays from 4-6 pm. Email the instructor, Susan Perry at perry@aiki.com, for an invitation. Donation requested. Sponsored by Aiko Institute, a non-profit educational institute. Aikoinstitute.org

Bathroom Remodeling

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

Caregiver

In need of a caregiver? Call Blanca at 909-471-0454. We provide 24/7 care, excellent references and experience.

Carpentry

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

Carpet Service

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

Chimney Sweep

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

Computer Help

Are your Apple products running slowly?
Malware/Virus Scanning
Basic Troubleshooting
Software Install/Update
Email/Social Media Set-Up
* Current COURIER computer IT tech *
Call or text for appointment
909-788-4381

Contractor

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

KOGEMAN CONSTRUCTION OVER 30 YEARS EXPERIENCE

New Home Construction. Room additions. Kitchen/bath remodeling. Custom cabinets. Residential/commercial. **909-946-8664**
Lic.B710309

KogemanConstruction.net
Visit us on Facebook!

Drywall



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

Educational Consulting



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

Electrician

MOR ELECTRIC & HANDYMAN SERVICES
Free estimates and senior discounts. **909-767-0062**
Residential • Industrial • Commercial. We do it all. No job too big or small! 24/7 emergency services.



Serving Claremont Since 1995.
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. **909-900-8930**
909-626-2242
Lic.806149

Garage Doors

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

Gardening

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

Garden Maintenance

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

Girl Friday

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

Glass



909-626-1535
Repair all broken Windows, Mirrors, Shower Doors, Tabletops. Doing business in Claremont for over 50 years. Lic #860465

Handyman



Local • Reliable
Professional • Affordable
Discounts for seniors & veterans
Free Estimates • 20 years Experience
909-660-0705
icanhandyman2@gmail.com

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

CLAREMONT HANDYMAN SERVICE
Carpentry, doors, locks, lighting, painting projects. Odd jobs welcome! Free Consultations. **909-921-6334**



STRACK CONSTRUCTION Handyman services available. No job too small. Licensed contractor. Quality-Affordable 909-292-5781. Lic#988284.

House Cleaning

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

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



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.

JESSICA'S Professional & Affordable Full Service Housekeeping & Windows. TLC for Your Home or Business. Jessica McClain 909-693-0958

HOUSE CLEANING
Reliable, safety-conscious professional
20+ years of experience
References
Best price in town
No Hidden fees
Cell 918-703-9957

CAROUSEL QUALITY CLEANING
Senior rates, 10 percent discount to Claremont College faculty. Family owned for 31 years. To keep customers safe, we assure you that we disinfect surfaces including: remote controls, light plate covers, bathroom and kitchen surfaces, handles door knobs, drawer/cabinet hardware, etc. Professional services including: Airbnb cleaning, windows, senior care, fire damage, move in/out. Check us out on Angie's List. Licensed, insured. **Robyn, 909-418-4388.**

Jeanette's Cleaning Service
Established, detailed, upbeat, licensed house keeping service for home, office, Airbnb. **Organic** cleaning supplies used upon request. 33 years of experience. **909-224-1180**
909-803-0074

Shirley's Cleaning Service
28 years in business. Office/residential. No job too small. Free estimates. We do spring cleaning! **909-730-8564**

Irrigation

Expert Repairs
Retrofit Experts
Ask us how to save water. **Allen Cantrall Landscape**
909-224-3327
Lic.861685
Serving the area since 1983.

Irrigation



INSTALLATIONS
EXPERT REPAIRS
DRIP SYSTEM
SPECIALISTS
C.F.PRIVETT, LIC.557151
909-621-5388

Landscaping

Drought tolerant and California native design. Water conserving irrigation. Lighting and maintenance. **Allen Cantrall Landscape**
909-224-3327
Lic.861685
Serving the area since 1983.



Sustainable Landscape & Design
• Zero emission maintenance
• QWEL-Certified personal specialized drip irrigation
• Native plant specialists
• Artistic hardscapes
• Award-winning landscapes
• From the creators of the Pomona College Organic Farm
909-398-1235
www.naturalearthla.com
Lic. 919825

DANS GARDENING SERVICE

Sprinklers/drip installed, repaired.
Lawn removal.
Cleanup, hauling.
Drought landscapes, planting, sod, lighting, drainage. Insured.
References. Since 1977. Lic.508671.
Please call 909-989-1515.

Learn Japanese



TAUGHT by Sumi Ohtani at the Claremont Forum in the Packing House or Skype or FaceTime. Afternoons/evenings. All levels welcome. One-on-one instruction. Call 909-920-6810 (screened, no texts please)

Masonry



STONE Age Masonry Brick, Block, Stone Concrete and Tile. Repairs and restoration. High-pressure wash and seal. 909-262-0472 Lic#919942

Painting



PROFESSIONAL residential services: painting, vinyl, windows, doors, moulding installation, recessed lighting. Erick Snelson, 951-316-0458. SnelsonWorks@gmail.com. CA License #762736, Claremont, CA.

STEVE LOPEZ PAINTING

Extensive preparation. Indoor, outdoor, cabinets. Offering odorless green solution. 33-year master. Lic.542552
Please call 909-989-9786

D&D Custom Painting. Bonded. Lic.423346. Residential, commercial. Interior or exterior. Free estimates. 909-982-8024.



RESIDENTIAL/Commercial. Quality work at reasonable prices. Free estimates. Lic.541469. 909-622-7994



COLLINS Painting & Construction Company, LLC. Interior, exterior. Residential and commercial. Contractors Lic.384597. 909-985-8484.

ACE SEVIER PAINTING

Interior/Exterior
Many references.
Claremont resident.
41 years experience.
Free Estimates
No job too small.
Lic.315050
Please call: 909-624-5080
909-239-0028

Pet Services



MOBILE PET GROOMING WE COME TO YOU!
Luxurious wash & groom at your doorstep.
All breeds, cats too!
Hand drying, no cages!
Sanitized grooming van.
1-800-PET-MOBILE
(1-800-738-6624)
petgroomerchinhills.com



SERVICES

Pet Services



TruCare Pet
Sitting and Dog Training
Dog Walking
Family Business with
25 years experience 
909-399-3242

Specializing in
Overnight Care
10+ yrs in Business
Colleen Sullivan
909-489-1862
sullivan.cm333@gmail.com

Plastering & Stucco

PLASTERING by Thomas.
Stucco and drywall repair
specialist. Licensed home
improvement. Contractor
Lic. 614648. 909-984-6161.
www.wall-doctor.com.

Plumbing

STEVE'S PLUMBING
24-hour service • Low cost!
Free estimates.
All plumbing repairs.
Complete drain cleaning,
leak detection,
water heaters. Your local
plumber for over 25 years.
Senior discounts. Insured,
Lic. 744873.
* **909-985-5254** *

Plumbing

**\$25 Dollar
Plumbing, Heating &
Air Conditioning**
Family owned and
operated since 1989.
3 Generations totaling 100
Years of experience
Tankless water
heater experts.
All plumbing repairs.
Professional drain clean-
ing. Repair/install water
heaters, garbage
disposals, faucets,
sinks, toilets.
Copper or Pex repipes.
License #686729
909-980-4109
909-626-6365

EXCEL PLUMBING

Family owned & operated.
30 plus years experience.
Expert plumbing repairs
and drain cleaning. Water
heaters, faucets, sinks,
toilets, disposals,
under slab lead detection,
sewer video inspection.
Licensed, bonded and
insured. Lic. 917874.
909-945-1995

Roofing

PMD Roofing Services.
Roofing installations and re-
pairs. Free estimates. Lic.
#797664. 949-338-2869.

Solar Energy

The Energy Maker
Solar Panel Cleaning
Cleaner = Net Earn
Dirty = Net Pay
Call Mike
909-753-9832

Sprinklers & Repair

DURUSSEL Sprinklers. In-
stall, repair, automate. Since
1982. Free estimates. Lic.
540042. Call 909-982-1604.

Tile

MASTER tile layer. Quick
and clean. Showers, tubs,
back splashes, commercial
work. Lic. 830249. Ray,
909-731-3511.

GROUT GETTERS

RegROUT
Clean
Seal
Color grout
909-880-9719

Tree Care

Johnny's Tree Service

Tree trimming
and demolition.
Certified arborist.
Lic. 270275, insured.
Please call:
909-946-1123
951-522-0992

TOM Day Tree Service. Fine
pruning of all trees since
1974. Free estimate. 909-
629-6960.

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

Weed Abatement

JOHNNY'S Tree Service.
Weed abatement/land clear-
ing. Disking and mowing.
Please call 909-946-1123,
951-522-0992. Lic. 270275

TIRED of dealing with weed
problems on your lot or field?
Help control the problem in
an environmentally safe
manner. To receive loads of
quality wood chips. Please
call 909-214-6773. Tom Day
Tree Service.

Wallpaper



WALLPAPER hanging and
removal by Andrea. Environ-
mentally friendly. 30 years lo-
cal experience. Free estimates.
Lic. 844375. 951-990-1053.

Window/Solar Panel Wash

SUNLIGHT Unlimited.
Window and solar panel
cleaning. Since 1979. Mike
909-753-9832.

Window Washing

NACHOS WINDOW
CLEANING
Free estimate
without commitment
15 years experience
25 years
Claremont Resident
References
For Window Cleaning
Call Nacho 909-816-2435

SERVICES

Tim C. Tipping
President



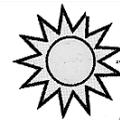
Lodestar Systems, Inc.
Computer and Networking Specialists

P.O. Box 1780
Claremont, CA 91711-8780

Tel: **909.624.6204**

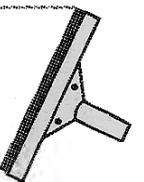
Cell: **951.315.7572**

e-mail: tim@lodestarsystems.com
<http://www.lodestarsystems.com>



Since 1978

**Sunshine
Windows**



**Window Cleaning, Power Washing
& Solar Panel Cleaning**

909-621-5626

COURIERONLINE

Together with a culture of **work**, there must be a culture of
leisure as gratification. To put it another way: people who work
must take the **time to relax**, to be with their families,
to **enjoy** themselves, read, listen to music, play a sport.

— Pope Francis

RETIRED COUPLE

**Has \$\$\$\$ to lend on
California Real Estate***

V.I.P. TRUST DEED COMPANY

OVER 40 YEARS OF FAST FUNDING

Principal **(818) 248-0000** Broker

WWW.VIPLoan.com *Sufficient equity required-no consumer loans

CA Department of Real Estate, DRE #01041073

Private Party loans generally have higher interest rates,
points & fees than conventional loans

NEED HELP WITH YOUR RETIREMENT PLAN?

If you have questions about your pension, 401(k) or
profit sharing plan, call the Western States Pension
Assistance Project at (866) 413-4911 to get free legal
advice. Funded by the U.S. Administration on Aging,
WSPAP staff provides free legal assistance to anyone
with a question about their retirement plan.

CALL US TODAY 1.866.413.4911

★ ★ ★ DRIVEN TO BE THE BEST ★ ★ ★ Be Your Own Boss, Choose Your Own Routes!

Looking for CDL drivers to deliver new trucks
Starting in Sacramento and / or Perris, CA.

Experience helpful. Must have DOT physical and be willing
to keep logs. No DUIs in the last 10 years, clean MVR.



Apply Online at
www.qualitydriveaway.com
or call 574-642-2023

Legalease

**SAVE MONEY
PUBLISH LOCAL**

We can post your L.A.
County legal

Call Mary Rose 621-4761



1420 N. Claremont Blvd.
Claremont, CA 91711
legalads@claremont-courier.com



BROADVIEW HOME LOANS
A Dignified Family Mortgage Lender

Specializing in First Time Buyers,
Move Up Buyers and Investor Loans
CONVENTIONAL / FHA / VA
REVERSE MORTGAGES

Dee Ann Estupinian Sr. Loan Consultant
DeeAnn@BroadviewMortgage.com
NMLS#236395

909.225.3058 cell



DeeAnn@BroadviewMortgage.com



Sally Tornero
REALTOR

DRE# 01779417 www.SallyTornero.com

Broker Associate | Certified Residential Specialist
Senior Real Estate Specialist | Call or Text 909.455.3203



YOUR HOME IS WORTH MORE

Exclusive to Elena and Compass, our program helps you with the upfront cost of upgrades, from roofing to cosmetic renovations to painting and more, to make your home more valuable.

You choose the licensed contractor, no interest charged, no extra fees—Ever!



Elena Vera
Realtor/Property Stager
909-699-8384
Elena@piertopiergroup.com
ElenaVeraRealEstate.com
Licensed Since 2005
SRES, RENE, ASP Certified
CalDRE #01725381 / Rules and Exclusions Apply



"Individually and collectively, we have always given our clients our absolute best, without compromise."



Carol Ward
Broker Associate
909-268-3988




Ward & Ward Team DRE #00460702

LEGAL TENDER legalads@claremont-courier.com • 909.621.4761

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

NOTICE OF TRUSTEE'S SALE
PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT. **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/21/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **MARILEE BACOLOD, a married woman as her sole and separate property** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 03/01/2007 as Instrument No. 20070446677 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/26/2021 at 11:00 AM Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766** Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 401,849.56 **NOTICE OF TRUSTEE'S SALE** THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 26611 CANYON TERRACE WAY, SANTA CLARITA, CA 91351-5291 A.P.N.: 2864-016-051 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 401,849.56. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE** NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may

be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2021-00225-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not 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 TO THE RECORDED COPY OF THIS DOCUMENT. **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/26/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **JUAN PEDRO TORRES AND LUCILA SUNIGA TORRES, HUSBAND AND WIFE AS JOINT TENANTS** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 08/01/2005 as Instrument No. 05 1818950 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 08/26/2021 at 09:00 AM Place of Sale: **VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650** Estimated amount of unpaid balance, 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>

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

NOTICE OF PETITION TO ADMINISTER ESTATE OF
DONALD JOSEPH OBUSZEWSKI
CASE NO. 21STPB07137

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Donald Joseph Obuszewski
A PETITION FOR PROBATE has been filed by Beverly Cherico in the Superior Court of California, County of LOS ANGELES.
THE PETITION FOR PROBATE requests that Beverly Cherico be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons un-

less they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on 08/26/2021 at 8:30 a.m. in Dept. 11 located at 111 N. HILL ST. LOS ANGELES CA 90012 STANLEY MOSK COURT-HOUSE.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner:
Mark W. Regus II,
1365 W. Foothill Blvd., Suite 2
Upland, CA 91786
SBN: 279653
Telephone: (909) 938-2289
7/30, 8/6, 8/13/21
CNS-3495985#
CLAREMONT COURIER

FICTITIOUS BUSINESS NAME
File No. 2021148654
The following person(s) is (are) doing business as: **IMPERIAL UPHOLSTERY**, 5010 N. GRAND AVE., COVINA, CA 91724. Registrant(s): **DOROTEO RAFAEL SALAZAR**, 5010 N. GRAND AVE., COVINA, CA 91724.
This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 06/2021. I declare that all information in this statement is true and correct.
/s/ **DOROTEO RAFAEL SALAZAR** Trustee
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



TEL FORD REAL ESTATE, INC.

Nancy Telford Broker Associate
DRE #01191038

Tom Telford Broker
DRE #01262568

Direct Line/Cell & Text 909 575-8411
Toll Free FAX..... 877 292-3948
E Mail.....telford@telford.com
Web.... www.NANCYTELFORD.COM

TEL FORD REAL ESTATE, INC.
2853 North Mountain Avenue
Claremont, California 91711



SARA GRIFFIN
Real Estate Consultant

Residential and Commercial Sales and Leases
Experience You Can Trust Since 2006
Curious What Your Property Is Worth?

Cell: 951-220-4491
Visit My Website For a Complimentary Market Analysis!
saraspassion4sales@gmail.com
www.saragriffinrealestateservices.com

ASSOCIATES REALTY GROUP

SARA GRIFFIN
REAL ESTATE SERVICES

PROFESSIONAL - DEDICATED - EXPERIENCED

Facebook, LinkedIn, Instagram, YouTube icons

DRE# 01770296



Collette Albanese
Realtor
909.732.0955
ColletteAlbanese@gmail.com
CalDRE# 012181576

Charlene Bolton
Realtor
909.621.0895
cgbolton@aol.com
Spanish Speaking
CalDRE# 00927473

CB
COLDWELL BANKER
TOWN & COUNTRY

250 W First St. Suite 100, Claremont, CA 91711



Tom Troli
FOOTHILL PROPERTIES

ONE REALTYONEGROUP

Specializing in South Orange County
& Claremont Area Real Estate!

www.LoveFoothillLiving.com
www.LoveSouthOCLiving.com

(949) 429-9209

Broker Associate, GRI, CRS
DRE Lic# 01193758

Offices in Claremont & Laguna Niguel, CA

SMART PROPERTY SERVICES, INC.

Property Management
+ Real Estate



Knowledgeable + Experienced Professionals

408 W. Foothill Blvd., Claremont, CA 91711
Office: (909) 626-0395 / Rental: (909) 552-9020
www.SmartPropertyServicesInc.com

Colleen Kelly – Owner/Broker DRE#01036139



RR | RYAN R. ZIMMERMAN

Trust the experience of your native Claremont Realtor
Broker Associate, ABR, GRI, SRES, e-Pro. DRE# 01801354.

Going Above and Beyond

Professional Photography,
Highest Quality Marketing, Extensive Listing
Exposure, Proven Results

909.447.7707
Ryan@RRZimmerman.com

Top 3 Producing Claremont Agent 2013-2019
#1 Rated Claremont Realtor on Yelp.com
www.RRZimmerman.com

Wheeler | Sotheby's
Steffen | INTERNATIONAL REALTY

LEGAL TENDER legalads@claremont-courier.com • 909.621.4761

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 AUTHOR-

IZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 424 East 60th street, Los Angeles, CA 90003 A.P.N.: 6006-026-009 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 388,688.23. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically

entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site: <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx> using the file number assigned to this case 2017-00476-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bid-

der," 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/sh1079>, 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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 21PSC00311
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



Curtis REAL ESTATE

Continuing the family tradition in the Claremont Village since 1947

624 W. 10th St., Claremont

A spacious front yard featuring drought-tolerant landscaping, surround this "Old Claremont Village" home. The 1,464 sq. ft. main house features 2 bedrooms, plus a family room with fireplace. Recent upgrades include a freshly painted interior, carpeting, roof and HVAC system. Serene "endless" pool, guest quarters with separate entrance, feature kitchen area and three-quarter bath. The property has rear alley access and lots of parking, including a 2-car garage. A great location near all levels of Claremont schools, Memorial Park and the popular Claremont Village. **\$1,200,000** (T624)



Sold for \$1,000,000 in 10 days!

488 University Cir., Claremont

Wonderful opportunity to live in the heart of the Historic Claremont Village, walking distance to parks, shops, restaurants, theater, schools and The Claremont Colleges. Mid-Century Bungalow on a corner lot has been thoughtfully remodeled and cared for. Flagstone walk leads to double doors to an open, light-filled floor plan with gleaming wood floors. Hartman-Baldwin designed and built kitchen in 2010, features stainless appliances and vent hood, center island and much more! 2 bedrooms and 2 remodeled baths round out this awesome home. Epic designed bathrooms with top-of-the-line finishes and fixtures in 2012, copper piping, heat/air conditioner in 2016, plantation shutters, recessed and pendant lighting add to the many updates. (U488)

Sales Associates: John Contabile, David Keach, Thomas Messina, Nancy Schreiber, Patricia Simmons, Corinna Soiles, Carol Wiese, Campbell Wright

FIND US UNDER "CLAREMONT" ON WEATHERUNDERGROUND.COM

107 N. Harvard, Claremont, California 91711 • (909) 626-1261

www.curtisrealestate.com

CalDRE# 00897370

**OBJECTIVE STORIES.
ENGAGING PODCASTS.
MORE VIDEOS.**

www.claremont-COURIER.com



Gordien & Associates

Residential and Commercial Real Estate Brokers



"In The Village"



Joli Gordien
DRE#00672223

Aileen Gordien
DRE#00672224

Member of C.A.R. & N.A.R.

Is A Move In Your Future?

Nobody Knows Your Neighborhood Unless You Live In It As We Do

Complete-Professional-Service

909.621.3944

350 W. Bonita Ave.
Claremont, CA 91711

CARLOS & PAT Samuelson & Associates

"REPUTATION BUILT ON TRUST"

REALTORS



REALTY ONE GROUP



NAR's Green Designation

Carlos - 909.964.7631

Pat - 909.214.1002

DRE# 01326104 & DRE 01733616

carlossamuelson@cs.com pesamuelson@gmail.com

WWW.CARLOSANDPATREALESTATE.COM • WWW.LIVINGCLAREMONT.COM



Mason Prophet, Voted Top Local Realtor

in the COURIER's Best of the Best Contest 2013

Broker Associate, CRS, GRI, ABR, e-PRO, SRES

909.447.7708 • Mason@MasonProphet.com

www.MasonProphet.com DRE# 01714034

Read what my clients are saying. Visit www.MasonProphet.com and click on "Testimonials," or find me on www.Yelp.com.

"Mason is terrific—honest, conscientious, and always available, always gets back to you right away. He can adjust to every type of personality and has the ability to be courteous even in the most difficult negotiations—without giving anything away for his client. His instincts for the market are impeccable and he knows the process backwards and forwards. It seems impossible to me to imagine a better agent."

J. Morrison



Wheeler Steffen

Sotheby's INTERNATIONAL REALTY



Tim Harrison

Producing Branch Manager | NMLS 170960

Tim@HLCTeam.com

cell: 909.260.5252

office: 909.920.5260 ext. 108

fax: 909.920.5255

1164 North Monte Vista Avenue, Suite 4 | Upland, California 91786

www.HLCTeam.com/TimHarrison

CLAREMONT ESCROW

THE CHOICE OF TOP PRODUCERS

405 W. Foothill Blvd., Suite 101, Claremont CA 91711

Phone (909) 399-1171 | Fax (909) 982-1600 | www.claremontescrow.com



— Only —
Wheeler Steffen | **Sotheby's**
 INTERNATIONAL REALTY



GEOFF'S RECENT SALES:
 960 E. Bonita Ave. #141, Pomona - \$275,000
 7266 Amethyst Ave., Alta Loma - \$395,000
 420 Champlain Dr., Claremont - \$525,000
 336 W. 7th Street, Claremont - \$557,500
 1530 Alameda St., Pomona - \$632,500
 445 Willamette Lane, Claremont - \$646,812
 834 W. Highpoint Dr., Claremont - \$660,000
 2517 Prospect Dr., Upland - \$850,000
 2692 San Andres Way, Claremont - \$955,000
 2313 N. 2nd Ave., Upland - \$1,088,000
 5207 Birdsong Place, Alta Loma - \$1,250,000
 723 Alamosa Dr., Claremont - \$1,255,000
 1133 Yale Ave., Claremont - \$1,465,000
 1120/1122 N. College Ave., Claremont - \$1,800,000

SELLERS:
 I have motivated and qualified buyers looking for a Claremont home. Please contact me today for a FREE complimentary market analysis of your property. Thank you!

909.621.0500
Geoff@GeoffHamill.com
 D.R.E. #00997900



GEOFF T. HAMILL

Broker Associate, ABR, CRS, GREEN, GRI, SRES, SRS

Geoff is #1 in Claremont Sales and Listings since 1988

Celebrating over 30 years of service

Tell a Friend...
**"Best Possible
 Price Achieved,
 Every Time!"**

Scan for more info!



**PRIME HISTORIC
 CLAREMONT VILLAGE LOCATION**
 Fred McDowell Architect designed building
 with separate gated parking lot parcel
 with room for 12+ cars.



Magnificent Equestrian property in the foothills. Newer built estate plus state-of-the-art barn structure. Over 4 acres in picturesque setting. Claremont schools.



**GORGEOUS TOWNE RANCH
 SPRAWLING HOME**
 Condit Elementary School.
 Sparkling Pool.

NEW LISTING



CHARMING CLAREMONT SINGLE STORY
 Situated on cul-de-sac.
 Chaparral Elementary School,
 3-car garage.

NEW LISTING

SELLERS:
**WANT MORE PRIVACY
 WHEN SELLING
 YOUR PROPERTY?
 WANT TO SELL "AS-IS"?**
 Please contact me if you would like to learn more about the options of listing your home as "Off Market," "Pocket," "Whisper," "AS-IS," etc.

BUYERS:
**WANT VIP ACCESS TO
 "OFF MARKET"
 (AKA, "COMING SOON,"
 "POCKET," & "WHISPER")
 LISTINGS?**
 Some Sellers want privacy, and their home may not ever be listed in MLS, Zillow, Redfin, Realtor.com, etc. Would you like more info on such VIP listings?

What Geoff's clients are saying . . .

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

—Marc & Stephanie Selznick

"The best Realtor in Claremont, he gives you realistic and objective advice whether you are trying to sell and/or purchase a home. He backs up his pricing with real data and comps. If you want someone who is professional, highly knowledgeable, and honest, Geoff is the Realtor to choose!"

—Sanders Family

For more information, photos and virtual tours, please visit www.GeoffHamill.com or call 909.621.0500

— 868 WABASH COURT, CLAREMONT —
 \$520,000



— 1233 HARVARD AVENUE, CLAREMONT —
 \$1,600,000



— 150 E. RADCLIFFE DRIVE, CLAREMONT —
 \$880,000



— DANVILLE DRIVE, CLAREMONT —



THINKING ABOUT A MOVE?
 LET'S TALK!
 CALL ME TODAY FOR
 A PRIVATE CONSULTATION.

Kristin Balalis
 909-771-8040
kristinbalalis.com
 Trusted local realtor for 14 years
 Local resident, SRES, GREEN
 DRE 01401093 / 01897136



LOCAL EXPERTISE WITH A GLOBAL REACH



ABSOLUTELY GORGEOUS CUSTOM

Bold architecture, and superior craftsmanship and appointments grace this residence in an enclave of homes designed by Doyle Barker. Gated entrance and 20-ft.-high ceilings and marble flooring lead to spacious areas including a gourmet kitchen! Amazing yard features pool, spa and lovely landscaping. \$1,835,000. Laura Dandoy 909-228-4383 (C779)



MODERN CONTEMPORARY ESTATE

This home overlooking Victoria Club Golf course is a true beauty! Recently upgraded, with large windows spanning the back of the house for breathtaking views from all areas of the home. Entertain in style in the updated kitchen with large island, new appliances and quartz countertops. Call for a complete amenity list. \$1,888,000. Laura Dandoy 909-228-4383 (Q5100)



CUL-DE-SAC CHARMER

Lovely home is in immaculate condition and ready for a new owner! Enter to find gleaming hardwood floors that flow from room to room. Find character in the cozy corner fireplace and enjoy the outdoors in the spacious yard with large shade trees and an avocado tree. There is a two-car garage plus covered parking area. \$700,000. Laura Dandoy 909-228-4383 (A728)



LOCATION, LOCATION, LOCATION!

Beautiful home has a lovely front yard garden with wrap-around flowers and shrubs stretching from the front porch to the back yard. Four bedrooms and three bathrooms, with lots of room, and downstairs bedroom and bathroom is perfect for nanny, granny, or a boomerang kid back from college. Call today! \$799,000. Laura Dandoy 909-228-4383 (R1914)



EATON CREST COMMUNITY!

Beautiful upgraded home with foothill views and open floor plan offers excellent living and entertaining possibilities including the dual master suite configuration. Commuter friendly, just minutes from Downtown Los Angeles, Dodger Stadium, Cal State L.A., Gold Line stations, South Pasadena and the USC Medical campus. Your options for work and fun are endless. \$525,000. Laura Dandoy 909-228-4383 (V4499)



SAN ANTONIO CUSTOM

Stunning custom home nestled in the foothills has everything the buyer could ever want! Soaring ceilings, travertine floors, generous rooms, luxurious master suite, and more! Above the garage find a separate living space, and a lift in the RV garage. Showstopping outdoors boasts pool, spa & outdoor kitchen. \$1,675,000 Laura Dandoy 909-228-4383 (M2390)



CLAREMONT CHANTECLAIR ESTATE

Impressive North East Claremont property with circular drive accented by pavers and river rock. Step through the custom door to open spaces that are beautifully appointed with artful style and décor. Indulge yourself in the breathtaking yard with sparkling pool/spa and fabulous cabana. \$1,625,000. Laura Dandoy 909-228-4383 (N4226)



A TRUE MASTERPIECE

Palatial estate is designed as a work of art with every appointment carefully crafted by skilled artisans. Inspiration meets lifestyle in this Italian Villa boasting Venetian plaster, mosaic inlays, arched doorways and barrel ceilings, infinity pool and so much more! Call for a complete amenity list and your private tour. \$4,410,000. Laura Dandoy 909-228-4383 (T1075)



We'll work to find options to meet your specific needs and exceed all safety concerns.

- FLEXIBLE COMMUNICATIONS
- VIRTUAL SHOWINGS
- SHOWINGS WITH SOCIAL DISTANCING
- VIRTUAL CLIENT CONSULTATIONS
- E-SIGNATURES AVAILABLE
- ELECTRONIC CONTRACTS
- OFFERS PRESENTED REMOTELY
- STRICT SAFETY PRECAUTIONS



LAURA DANDOY & ASSOCIATES

909.228.4383

WWW.LAURADANDOY.COM

DRE #01019252 • DRE#01857852



Fine Homes & Luxury Properties