



The hot real estate market in Claremont continues with year over year price appreciation over 20 percent as of June. Single family homes still draw much of the interest from prospective buyers; however, the median cost in Claremont has reached \$860,000, according to CoreLogic. That means even in relatively affordable neighborhoods, like those below the 10 freeway, seen above, prospective home buyers can expect to pay at least \$700,000. COURIER photo/Steven Felschundneff

# HOUSING PRICES ARE SOARING

by Steven Felschundneff  
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The frenetic Claremont housing market continues to strain the budgets of would-be home buyers as year over year price gains exceed 20% this summer.

According to a report from DQ News, Claremont's median home price in June 2021, the latest month for

which data is available, was \$731,000 based on 57 sales—a 23.4% increase over 2020. Thirty-three of those sales were single family homes with a median price of \$860,000, or \$453 per square foot, an 18% increase. The median price for Claremont condominiums in June was \$630,000 based on 15 sales, a 27.9% price increase.

Ryan Zimmerman, broker associate with Wheeler Steffen Sotheby's International Realty told, the COURIER in April that the first three months of 2021

were the craziest the Claremont housing market has ever seen.

"The second quarter was even stronger than the first," Mr. Zimmerman said on Wednesday, adding that any home that is attractive and well priced receives multiple offers and sells for substantially above asking price.

"If you thought Q1 was crazy, Q2 kept the trend going. Prices continued to rise over Q1 while the

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## Son takes over mother's legacy

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## Bite-Sized Fair begins at Pomona Fairplex

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## Economy Shop thrift store reopens on September 1 ▶ PAGE 4



# Pfizer vaccine gets FDA approval for 16 years and older

by Steven Felschundneff  
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On Monday the U.S. Food and Drug Administration (FDA) officially approved the Pfizer-BioNTech vaccine for the prevention of COVID-19 disease in individuals 16 years and older. The long-awaited move by the FDA replaces the emergency authorization for the vaccine, which has already been administered to 202 million Americans including 6,470,000 Los Angeles County residents.

“The licensing approval was announced after another thorough evaluation of safety and effectiveness data by a panel of scientific and medical experts. FDA-approved vaccines undergo the agency’s standard process for reviewing the quality, safety and effectiveness of medical products,” Los Angeles County Department of Public Health officials said in a statement.

The Pfizer COVID-19 vaccine continues to be available under emergency use authorization (EUA) for those 12 through 15 years old.

The official approval also clears the path for widespread vaccine mandates, which some officials have called for to reach the herd immunity required to defeat the virus.

As more fully vaccinated people test positive, known as breakthrough infections, the Center for Dis-

ease Control and Prevention announced this week that the protection offered by the Pfizer-BioNTech and Moderna vaccines may fade over time and recommend a third booster shot eight months after a person receives the second dose. People who got the one-shot Johnson & Johnson vaccine may also need to get a booster but the CDC has not recommended it yet.

Health officials stress that even with the breakthrough cases the vaccine is still very effective in preventing hospitalization and death. The L.A. County Department of Public Health said on Wednesday that unvaccinated people are 29 times more likely to be hospitalized.

“Fully vaccinated people with COVID-19 infection were significantly less likely than unvaccinated persons to be hospitalized, to be admitted to an intensive care unit, to require mechanical ventilation, or to die from COVID-19 infection,” health officials said in a statement.

As the Delta variant sweeps across the nation, states like Mississippi, Louisiana and Florida are reporting the most severe outbreaks since the pandemic began. The seven-day rolling average of new reported cases per 100,000 residents in Florida reached 99 on Tuesday, which is about 32 percent higher than the winter surge. Mississippi is recording 118 cases per 100,000 people, 38 percent more than last winter.

Louisiana is at 101 a 30 percent increase.

Nationwide the current surge at 149,626 average daily cases represent about 68 percent of the January peak of 248,000 cases. California is doing much better, standing at about 30 percent of its January peak.

The good news is the seven-day average of new vaccines administered is up about 40 percent from 530,000 in mid July, to 860,000 last week.

Claremont was initially a leader in getting its people vaccinated. However, we now lag behind the county as a whole with Claremont at 67 percent of its population receiving at least one shot, or 22,625 people, compared with Los Angeles County at 72.8 percent. At the current rate of inoculation the county is estimated to reach 90 percent by the first of the year.

The county is reporting 70 new infections in Claremont over the last week for a cumulative total of 2,636. Deaths remain at 61.

On Wednesday public health confirm 36 deaths and 3,322 new cases of COVID-19. Of the 36 deaths, 11 were over the age of 80, nine were between 65 and 79, five were between 50 and 64, and eight were between 30 and 49. To date, public health identified 1,391,363 cumulative cases of COVID-19 across all areas of L.A. County and 25,150 deaths.

There are 1,747 people with COVID-19 currently hospitalized, 27 percent of whom are in ICU.

## September is the time to prepare for emergencies

September is National Preparedness Month, an annual effort to raise awareness about the importance of preparing for disasters and emergencies that could happen at any time. The nationwide preparedness campaign is part of the ongoing “Ready” initiative of the Federal Emergency Management Agency (FEMA). The 2021 theme is “Prepare to Protect. Preparing for disasters is protecting everyone you love.”

According to FEMA’s “Are You Ready?” guide, the first step in effective disaster preparedness is to understand your specific risks by identifying the hazards that could possibly affect you and then by evaluating your actual vulnerability to those sources of danger.

“Once you understand your risks, you can effective-

ly plan to mitigate them by decreasing your vulnerability and then manage their consequences quickly and effectively if the worst does happen,” the Claremont-based Servpro company reported in a news release. “Of course, individual home or business owners’ risks vary depending on their location, but regardless of where you live or work, FEMA’s guide has some basic steps that everyone can take to prepare for the unexpected.”

The guidelines include: creating a family communication and shelter plan; signing up for emergency alerts, including FEMA alerts; building emergency savings and keeping a small amount of cash on hand at home; gathering and safeguarding critical documents such as deeds, medical information, insurance policies, and a list of your household belongings; and creating an emer-

gency kit with basic tools and enough food and water to last 72 hours and keeping the contents fresh and up to date. For more information visit the FEMA site at <https://www.ready.gov/fema-app-toolkit>.

“In addition to the planning tools and checklists provided by FEMA, businesses like Servpro that specialize in disaster mitigation and restoration offer free tools that make disaster recovery easier. The free Servpro Ready app allows home and business owners to store essential contact and property information electronically where it can be accessed in seconds with a mobile device.” For more than 50 years, Servpro has been in the fire and water cleanup as well as restoration services business. The individually owned franchises can be found across the country and in Canada. For more information about the Claremont location call (909) 399-9057 or email [servpro9704@hotmail.com](mailto:servpro9704@hotmail.com).

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Students, parents and staff members line up to ride the elevator Pitzer Hall on the eastern end of Pitzer College as incoming freshman move into their new dorms for the 2021 fall semester. COURIER photo/Andrew Alonzo

# A new year for schools, with new rituals

by Mick Rhodes

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Claremont students are returning to in-person fall classes for the first time since 2019, as we mark the second full academic year COVID-19 has altered time honored back-to-school rituals.

Claremont Unified School District's 10 campuses will open their doors Wednesday, September 1.

All but one of the Claremont Colleges—Claremont Graduate University, Scripps, Claremont McKenna, Pitzer and Pomona colleges—are set to resume in-person classes Monday, August 30.

Harvey Mudd College's website lists no start date for in-person classes. Each of the Claremont College's websites include individual back-to-school and COVID-19 information and protocols.

Claremont's public elementary and secondary schools are in some ways back to square one after this summer's brief respite in new COVID infections, hospitalizations and deaths raised hopes that things were headed back to a version of normal.

But by the end of July the Delta variant was rampaging, causing more than 80 percent of new COVID-19 cases in the United States, and those hopes were largely dashed.

So, CUSD begins this year—it's first fall start since 2019—with masks required indoors on all of its campuses for staff and students alike, save a small percentage of its 6,550 pupils or employees who may qualify for a medical exemption. Mask wearing is optional while outdoors.

The district's detailed reopening report is available at <https://www.cusd.claremont.edu>, click "Reopening Schools."

## Highlights include:

- Students and staff must screen for COVID-19 symptoms before entering campus or riding on a school bus.
- Frequent hand washing/sanitizing will be expected.
- Masks are required indoors and optional outdoors.
- Anyone without a mask will be provided one.

California Governor Gavin Newsom's K-12 School Guidance dictates "in-person instruction can occur safely without minimum physical distancing requirements when other mitigation strategies (e.g., masking) are implemented."

As was the case when CUSD schools reopened April 12 for the tail-end of the 2020-2021 academic term after being shuttered for more than a year, high school students, parents or caregivers will fill out an online questionnaire every morning before they leave home, asking if they are experiencing any COVID-19 symptoms. Arriving students will go to screening lo-



During move-in day at Claremont McKenna College, students and parents were treated to In-N-Out Burger for lunch. COURIER photo/Peter Weinberger

cations before they enter campus to answer a series of questions there as well.

At the elementary and intermediate levels, students will be asked if they have any COVID symptoms as they enter campus. Symptoms include fever or chills, a new cough not from asthma or allergies, difficulty breathing, fatigue, runny or stuffy nose, diarrhea, vomiting, body aches, headaches (especially with a fever), sore throat, or loss of taste or smell. Students who confirm they do not have symptoms will be permitted to enter.

Due to funding changes, CUSD's distance learning options for the past 18 months—CORE and CHAMP—are no longer available. Kids who don't wish to attend in-person school will have to apply for CUSD's independent study option, "Claremont Alternative Learning Model" (CALM).

"Right now, if a student [or] any parent feels it's not safe for their child to return, there's a link on our page and they'll set up [a meeting] and be able to meet with Ms. Lee or Mr. Delvasto," said CUSD Assistant Superintendent, Student Services Brad Cuff. "And they'll go ahead and coordinate that right

away."

Instruction requirements for independent study students have also changed:

- Those in transitional kindergarten through sixth grade are required to have a minimum of one hour per day of synchronous instruction.
- Middle school kids (grades 7 and 8) must have daily live interaction and at least weekly synchronous instruction, one time per week per class.
- High school students are required to attend weekly synchronous instruction one-a-week per class.

For more information about CALM go to <https://claremont-ca.schoolloop.com/calm>.

At press time, just one pupil had asked for a mask exemption, said Mr. Cuff, adding he anticipated more requests, primarily from orthopedically impaired students, and the medically fragile student population, in the coming days.

"Those are students that require special accommodations because of their health needs," Mr. Cuff said.

Meanwhile, the politicization of objectively proven, highly effective COVID mitigation tools such as vaccines and mask wearing has made its way onto Claremont campuses, officials say.

"We did run into a few instances at the end of last year with some parents challenging," said Kevin Ward, CUSD's assistant superintendent, human resources. It was a "very small percentage. We haven't seen any high numbers, a very small handful."

If a student refuses to wear a mask on campus, he or she would first be referred to a teacher, and then to an onsite administrator.

"We're trying to be very positive about this and really work with families and students, but the requirement is the requirement," said CUSD Superintendent Jeff Wilson.

Any such instances would involve working with a family to determine if there is a valid medical exemption.

"And of course what we've been talking about this morning [is] the variety of different perspectives on what safety means," Mr. Wilson added. "For instance, with the masking: the American Pediatrics Association again this week came out very strongly supporting that, outside vaccinations for all, that masking is second next best line of defense."

Another major concern this year is returning students' mental health. The pandemic has ravaged routines and peer support systems, and isolation has stifled social interaction.

Recent research from C.S. Mott Children's Hospital in Michigan found that 46 percent of 977 parents of teens reported their child had shown signs of a new or worsening mental health condition since the start of the pandemic. Teen girls seem to be more prone to

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# Economy Shop thrift store reopens September 1

by Steven Felschundneff  
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September is around the corner and that means Claremont's favorite thrift store, The Economy Shop, will be reopening for its nine-month season.

Then newly remodeled store, which has been in operation since 1933, will open on September 1, with hours from 10 a.m. to 4 p.m. Wednesday, Thursday and Friday.

"The Economy Shop and its volunteers provide a rare blend of neatly displayed clean, quality thrift store merchandise and a fun place to shop or volunteer. Eighty-eight years of service to the community attest to its viability," read a Shop news release. The recent renovation, which was completed through donated time and materials, includes new flooring, interior paint and lighting.

The thrift store is completely owned and operated by its volunteer staff with all proceeds, minus modest operating expenses, going to local charities, including Hope Partners, Claremont Homeless Advocacy Program, Claremont Senior Services, Claremont After School Program, Crossroads, Dignity Caps, Project Sister, Shoes that Fit and Service Center for Independent Life.

The Economy Shop began during the Great Depression, offering local residents, including citrus farm workers, a place to buy clothing and household goods. In 1948 the organization acquired an old telephone switching station at 325 W. First Street and opened a year later.

Donations of clean clothing, small household goods, jewelry and books are accepted during regular



The Economy Shop will reopen on September 1 with an all new interior and merchandise. The all volunteer run thrift shop has been serving Claremont for 88 years from its brick location on First Street. Current offerings include Waterford crystal, designer handbags, jewelry and lots of stylish clothes. COURIER photo/Steven Felschundneff

hours of operation and Monday and Tuesday from 9 to 11 a.m.

Shoppers will be asked to follow county safety guidelines including wearing a mask and practicing social distancing. There will be a limited number of

people allowed in the shop at one time.

The Economy Shop is located at 325 W. First Street in the Claremont Village. Hours of operation are 10 a.m. to 4 p.m. Wednesday, Thursday and Friday. Call (909) 626-7334.

## A new year for schools

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anxiety and worry than guys, with 36 percent reporting an increase compared to 18 percent of males, the study concluded.

"Our staff is really kind of watching our students and how they respond and integrate back into the classroom, and observing them," Mr. Cuff said. "They're going to work hard to build a community, because that sense of community with the group, and sense of belonging, is what's critical for kids to feel comfortable and safe on campus."

Various trainings for teachers, administrators and other school employees geared toward improving mental health awareness, mindfulness, de-escalation and improved response have taken place over the summer, and are ongoing, Mr. Wilson said.

"We're really trying to equip our staff with some good strategies here to support our kiddos as they come back," Mr. Ward said.

The district's Family Success Program will help support families finding it difficult to get kids back into the rhythm of attending in-person school.

It will also continue to offer "SOS," its suicide prevention program for students, parents and caregivers.

Program administrators will work with high school students in clubs, host activities to support mental health, and provide pathways to careers in mental health in a new program, "Moving in New Directions," (MIND).

"This is kind of the first year for that, and if it goes well then we could expand that into the future. We're excited about that," Mr. Cuff said.

The district will also continue to host Mental Health Matters Week across its campuses, and take part in Directing Change, which is part of statewide effort to prevent suicide, reduce stigma and discrimination related to mental illness, and promote the mental health and wellness of students.

Claremont High School also has a body positivity

club and other groups that support mental health.

The district will have at least one mental health intern at each of its campuses to lead group sessions and provide individual counseling.



They came all the way from Montana to help their daughter get settled in the Pomona College dorms. When the work was completed, a hug was in order. COURIER photo/Peter Weinberger

"We have quite a robust program taking place as we move forward," Mr. Cuff said.

The L.A. County Department of Public Health also released new protocols for youth sports this week, which take effect September 1. Details are available at <http://www.publichealth.lacounty.gov> by searching "sports appendix s."

The district's unions, the Claremont Faculty Association (CFA) and California School Employees As-

sociation (CSEA), agreed this week to a memorandum of understanding with CUSD, stating its members must provide proof of vaccination or submit to weekly COVID-19 testing as a condition of employment this academic year.

"CTA, statewide, and well as our CFA locally as well as CSEA, are completely supportive, and put that into both MOUs without any push-back," said Mr. Wilson.

The district's website also includes a CUSD COVID-19 Dashboard at <https://www.cusd.claremont.edu>, search for "Covid dashboard."

All things considered, Mr. Wilson is optimistic about the upcoming school year, his first at the helm at CUSD.

"You could look around the San Gabriel Valley and see a lot of unrest in districts that have opened," he said. "I surely appreciate the support and the trust that the Claremont community

has demonstrated really in our leadership team. And I think a lot of that goes back to the outstanding job that Kevin [Ward] and Brad [Cuff] and Julie [Olesniewicz] and Lisa [Shoemaker] have done the previous year. There's a lot of groundwork that's been laid that created this environment of trust.

"Our leadership team is really focusing on doing what's best for our students. That's the business we're in, right?"

**POLICE BLOTTER**

By Mick Rhodes

**Wednesday, August 18**

The Claremont Police Department received a 10:24 p.m. call about a suspicious person at College Park, 126 S. College Ave., and sent patrol officers to investigate. The officers talked to Phillip Borunda, 39, from Pomona, and determined he was under the influence of a controlled substance, suspected to be methamphetamine. A records check turned up an outstanding misdemeanor warrant, and Mr. Borunda was arrested on the warrant, as well as one misdemeanor count of being under the influence of a controlled substance. He was booked, then released with a citation to appear in Pomona Superior Court.

**Friday, August 20**

Security guards at the DoubleTree Hotel, 555 W. Foothill Blvd., called police to report a man who'd previously been advised to stay off the property was back, was refusing to leave, and they wanted him arrested. Officers met up with the man, Ernie Preston, 23, from Moreno Valley, at 10:15 p.m., and placed him under arrested for misdemeanor trespassing. He was then booked and released with a citation to appear in court.

**Saturday, August 21**

Officers on patrol at 2:59 a.m. spotted a grey 2005 Chevy Suburban parked in an alley behind a residence in the 700 block of west San Jose Ave. that had been reported stolen out of

Riverside. As they rolled up on the scene and shone a spotlight on the Suburban, a man who had been sitting in the driver's seat opened the door and bolted. The officers weren't able to chase him down, but while investigating at the scene, two more people emerged from behind another parked car and were detained. A search of the backpack of Andrea Ruiz-Estrada, 20, from Montclair, allegedly turned up methamphetamine and a meth pipe, and a records check revealed she was on probation. The second person, Pomona resident Joaquin Gonzalez, 23, had an outstanding misdemeanor warrant out of Pomona. The cops were unable in the moment to find enough evidence to connect the pair to the stolen SUV, but they were nonetheless arrested. Ms. Ruiz-Estrada was arrested for possession of a controlled substance and drug paraphernalia, both misdemeanors, and for the probation violation. Mr. Gonzalez was taken into custody for the warrant. Both were booked and released with citations to appear in Pomona Superior Court.

Claremont police dispatch was hard pressed to help Dionicio Medina, 51, from Norco, when he made multiple early morning 9-1-1 calls requesting help from the area of Auto Center Dr. and Indian Hill Blvd. The CPD dispatcher said Mr. Medina would offer no further details as to why he was requesting police assistance, but officers responded nonetheless, and at 3:14 a.m., based on his slurred speech and other factors, determined he was under the influence of alcohol. He was arrested for drunk in public, a misdemeanor,

and spent the rest of the morning detoxing in the Claremont jail before being released with a ticket and a court date.

A 32-year-old unhoused man was arrested after allegedly shoplifting some King's Hawaiian Rolls and two cold beverages from Stater Bros., 1055 W. Foothill Blvd. A store employee called police at 9:41 a.m. to report a theft had just occurred. Arriving officers found a man matching the description nearby, who was then identified by a Stater Bros. security guard. The man was arrested, but initially gave police a false name. At the station his true identity was discerned, which revealed a no-bail parole violation hold. He was booked, issued a ticket for the misdemeanor shoplifting charge, then transported to the Inmate Reception Center in Los Angeles to face a judge on the parole violation.

Witnesses called police at 4:24 p.m. to report a man standing outside Towne Cleaners, 1330 Towne Ave., "loitering and screaming at people." Officers responded and interviewed a 54-year-old unhoused man, quickly determining he was "heavily intoxicated," and arrested him on a misdemeanor drunk in public charge. A records check then revealed an astounding eight misdemeanor warrants out for his arrest issued from multiple municipal and county agencies. The man slept it off in the Claremont jail for the remainder of his evening before being released with a notice to appear in court on the new charge and the outstanding warrants.

**Saturday, August 21**

At 11:10 p.m., Claremont police pulled over a white 2007 Honda CRV driven by Michael Atwater, 29, from Upland, for speeding near Foothill Blvd. and Mills Ave. Suspecting he had been drinking, they administered a field sobriety test, which they say he failed. Mr. Atwater was arrested for misdemeanor DUI, booked, and spent the morning detoxing in the Claremont jail before being released with a citation.

**Monday, August 23**

Police say 30-year-old Montclair resident Monica Magallon called 9-1-1 at 2:39 a.m., told the dispatcher her name was Monica, and then spoke some more words the dispatcher said were unintelligible. Police determined her location from the call, Eighth St. and Yale Ave., and say Ms. Magallon was slumped over in the driver's seat of her white Acura TSX when they arrived. They roused her, administered a field sobriety test, and arrested her for misdemeanor DUI. Ms. Magallon was booked and jailed for the remainder of the morning, then released with a citation to appear in Pomona court.

Claremont PD received a 11:12 p.m. call regarding a suspicious person at the parking structure at 470 W. First St. Arriving officers questioned a 28-year-old unhoused man, and a records check turned up a felony warrant issued by the L.A. County Sheriff's Department. He was then arrested on the warrant, booked, and transferred the Inmate Reception Center in Los Angeles where he was held for court.

**Red Cross needs donations during blood shortage**

Currently undergoing a blood shortage and in need of donations, the American Red Cross will be hosting a blood drive on Monday, August 30 in the multipurpose room of Claremont St.

Luke's Church from noon to 7 p.m.

Not only is this event for a great cause, but participants will receive a \$5 e-gift card to a merchant of their choice and also receive a special T-shirt for the drive. The American Red Cross wants participants to make donating a team effort and encourages them to invite

friends and family to donate as well.

Participants can schedule an appointment online for this event at <https://www.redcrossblood.org>. The blood program leader for this event is Jennifer Bachman. Ms. Bachman can be contacted at (909) 257-9921 or at [jennifer.bachman@redcross.org](mailto:jennifer.bachman@redcross.org) to answer any questions or scheduling con-

cerns.

Red Cross blood drives will be held in the future at St. Luke's Church on September 20 and 27 and October 18 and 25. The church is located at 2050 North Indian Hill Boulevard and can be reached at (909) 624-8898.

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# After Dinner Reflections

Like many of you, John and I have been getting together with people we have missed for a year and a half. It's surreal in many ways: that much time passing sometimes with little or no contact, and then magically after the prick in the arm, friends reappear—older, wiser, stronger or diminished, all of us shell-shocked to some degree, but all wanting to commune, to somehow speak our truths of the last 16 to 18 months.

This past weekend we had dinner with people like us, connected through John's tenure at Cal State Fullerton, and our connection to town, our shared similarities in age and politics, and in experiences. As is often the case with people like us, the conversation veered toward personal philosophies and attempts to understand what we've all been through with COVID and the politics and policies of the Trump years. In many of these conversations I feel out ranked, out educated, and out smarted. As I've aged, I've begun to feel more secure in my place and appreciative of the gifts that I do have, but it has been a struggle.

One of my gifts, though I haven't always considered it such, is my need to question, to try to figure things out, to look inside. The name of this column is not by accident or assigned by an editor. I have taken myself way too seriously and felt compelled to understand my world and my psychology. I've luckily avoided the need to self medicate (does sugar count?), but I have certainly self analyzed. It's been a way to survive. I've always had to



INSIDE  
&  
OUT

by STEVE HARRISON

start inside to keep from coming apart outside.

Most of our friends, teachers and thinkers of some sort, have had a similar need—to make sense of the world and their experiences in it. John and I have been fascinated by why people study what they study; and really it is no different than why anyone does what they do—it's all an effort to make sense of the world and find a way to fit in it. Sometimes the connection is quite obvious and sometimes a bit more convoluted, but like a pearl's evolution, our interests and our studies have started with an irritating grain of sand. Discomfort has moved us forward.

As we made our way through dinner, relishing being in one another's company, appreciating our comfort, grateful we had all survived, inevitably the previous president came up and the speculation of what this layer of American history means for us and the future. As educators

and members, I suppose, of what has been characterized as the liberal elite (white, educated, privileged enough to pursue higher degrees), we have worked hard to challenge students to think, have a perspective, and have a voice.

It's been seen by outsiders as an attempt to turn our students liberal, and perhaps in the most general way it has. Change comes from discomfort, and change frequently by definition resides in the liberal house, moving away from what we've known to something we perceive as better. Yet, I wonder how successful we've been or how feared we should be. After all, we are all retired now, and one must question our abilities to turn our students into mini-mes.

In a world tolerant of the Proud Boys, Holocaust deniers, anti-vaccinators, and Trump loyalists, I'm not sure that society has had anything to fear from the liberal elite. We haven't flipped a generation, we haven't turned America blue. I'm not even sure how educated our minions have become. Suspicion of expertise, reduction of studied beliefs to opinion, democracy's tolerance of insider subversion, all come after a generation of "liberal" educators doing their best to save students from their pasts' limitation. Perhaps, in an effort to do no harm, allowing everyone to speak their minds, trying for more democracy in the classroom, we've allowed a generation or two to think all opinions are equal, a feeling is the same as trained investigation, and everyone deserves a gold star.

## Housing prices continue to soar

continued from page 1

number of homes sold in Q2 jumped to 127—a nearly 70% increase in sales compared with the same period last year. The biggest jump came in the 30% increase in prices. There are now just as many homes selling above \$800,000 as there are below, with an average sale price of \$906,756," Mr. Zimmerman wrote in his quarterly real

estate roundup published recently by the COURIER.

As of Tuesday, there were 31 homes listed for sale in Claremont via a popular website which gives the public access to the local multiple listing service. Nineteen of these homes, including condominiums and townhomes, were priced less than \$1 million, but only eight were less

than the median price reported in June. The least expensive single family residence was \$650,000 for a three-bedroom, two-bath, 1,434-square-foot house on Piedmont Avenue, according to Redfin.com. The most expensive was a \$3,980,000 six-bedroom, eight-bath, 7,448-square-foot home in the 1000 block of East Pomello Drive.

continued on next page

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continued from page 6

Mr. Zimmerman said the Piedmont Avenue home is somewhat of an outlier because one can not realistically find a single family home under \$700,000. Even houses less than 1,500 square feet can sell in the \$800,000 range depending on location.

To be able to afford the \$860,000 median-priced Claremont home, a buyer with a conventional 30-year loan at 2.75% interest would need \$172,000 down and would pay \$3,850 per month including principal, interest, property taxes and homeowners insurance.

A combination of low interest rates and scarce inventory created an environment with “too much money chasing too few homes.” This supply and demand balance problem exists nationwide but is particularly acute here in California, where communities have for decades failed to build enough homes. In response, state housing authorities are stepping up pressure on all California cities to do their part in creating more housing, both through legislation and via the periodic Regional Housing Need Assessment (RHNA). Later this fall Claremont will be updating its housing element and must show a plan under RHNA to create 1,707 homes, of which 553 need to be very low income, 308 low income and 296 moderate income units.

According to Freddie Mac, there will be a gap, or undersupply, of 4.35 million homes nationwide by 2022, and every year the gap widens by 370,000 homes.

“With an onslaught of investors, millennial first-time buyers and others trying to find their dream home, demand has never been higher. Simultaneously, the available inventory in the market today—or number of homes available for sale—is very low.

That’s resulted in homes selling far over asking—all within a matter of days of the listing being posted. This lack of supply and demand balance has caused prices to skyrocket,” according to Rhea Turakhia of the real es-

tate data firm CoreLogic

Would-be homebuyers aren’t the only ones feeling the pain, with the cost of renting a home increasing at the fastest pace in over a decade. In June single family rent growth reached 7.5% nationwide, its highest level since 2005. There was a slight dip last year but that has been completely erased by the current pace of price jumps. In fact, rent growth continued to exceed pre-pandemic rates across all price tiers in June, the third month in a row.

The biggest jump was in the cost of renting higher priced homes, defined as 125% of the regional median, which was up 9.6%. This is noteworthy because the luxury rental market had suffered significantly during the pandemic particularly in large cities. In the Los Angeles, Long Beach, Glendale region the average rent increase for a SFR was 5.4% for a median of \$3,048.

“Hot housing market conditions have exacerbated the challenges of finding affordable rental properties for some consumers. According to a recent CoreLogic survey, 85% of consumers searching for a home said they prefer single-family homes. However, for-sale inventory remains in short supply as construction continues to lag. Not only is this keeping many would-be buyers on the hunt for sin-

gle-family rentals, but it’s also contributing to the dwindling availability and increasing prices of these properties,” according to a news release from CoreLogic.

“In the rental market there is still nothing to choose from and for some people it’s a desperate situation,” Mr. Zimmerman said.

Any time he has a rental house listing his phone rings constantly. Prospective renters offer the landlord additional premiums like increasing the deposit or offering to meet with the owner in person to make their plea. Many of those seeking a rental have been displaced by a landlord seeking to cash out in this hot market.

“It’s a scary time to be a renter right now and you can’t always control when you move. Sometimes you are forced,” Mr. Zimmerman said.

While some economists predict an ease in demand as inflation drives up interest rates and the cost of borrowing money, so far, that has not materialized. In Claremont, Mr. Zimmerman believes that the super hot market will continue, at least for now.

“I don’t see the multiple offer situation ending any time soon,” he said.

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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 hybrid board meeting to be held at 7:00 p.m. on September 2, 2021, will conduct a second 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 or to submit public comment electronically, by mail, or in person to the addresses listed below. Written comments will be accepted until 3:00 p.m. on the day of the meeting. *Given the 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](mailto: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.

**Public Hearing Location:**  
Claremont USD – District Office, Board Room, 170 W. San Jose Avenue, Claremont, CA

To participate remotely and access the Zoom link, please visit CUSD’s Website Homepage on the day of the meeting at <https://www.cusd.claremont.edu/>.

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

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**Across**

- 1. Nine-digit ID
- 4. "What \_\_\_?" (snippy reply)
- 8. Within reach
- 14. Island instrument
- 15. Pet sound?
- 16. Bam! chef
- 17. Ms. Vance, to Lucy
- 18. Certain surgeon's "patient"
- 19. Virtues
- 20. French for sea
- 22. Gist
- 24. Ump
- 26. Friend of Tigger
- 27. Prophet
- 28. Advil alternative
- 30. Nevada county
- 32. Tongue-lash
- 34. Free class for seniors at Larkin Park
- 40. Developed
- 41. VIP
- 42. Venus's sister
- 43. Godforsaken
- 44. Bubbly name
- 46. Some are inert
- 47. Little wheels
- 51. "Kill Bill" star, Thurman
- 52. Thunder Bay's prov.

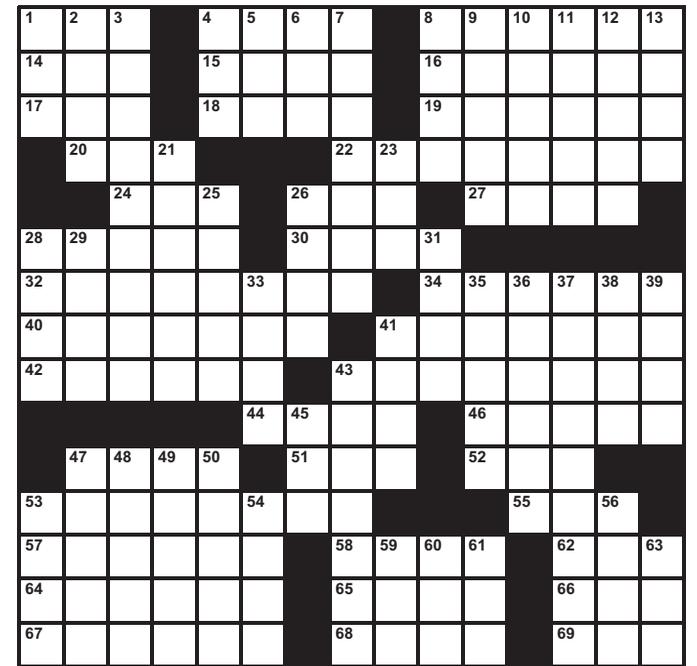
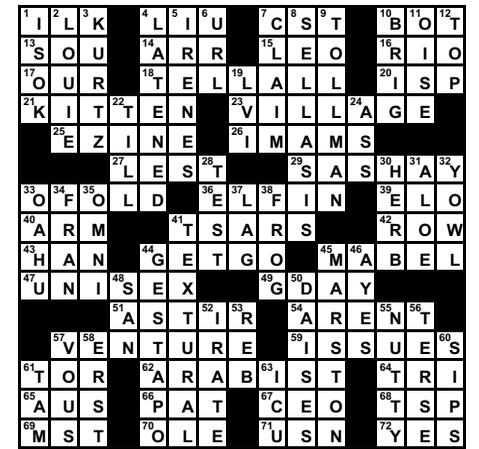
**Down**

- 53. Claremont City Council's land sale
- 55. Carried out
- 57. On the move
- 58. Desensitize
- 62. Heir often
- 64. Podiums
- 65. Boring
- 66. Shakespearean adverb
- 67. College lecturer
- 68. No neatnik
- 69. Compass point

**Across**

- 25. Pretend
- 26. Finished at the job, started a new life?- for short
- 28. Census data
- 29. Vitamin C source
- 31. Redding who sang "The Dock of the Bay"
- 33. Mets, Jets or Nets
- 35. Whiskey \_\_\_ (L.A. club)
- 36. Cuba, e.g.
- 37. Chews out
- 38. Table d'\_\_\_
- 39. Suffix with social
- 41. In development, as software
- 43. Summons
- 45. So yesterday
- 47. Chocolate source
- 48. Eye-related
- 49. Appearance
- 50. Deadly sins number
- 53. Fawcett's "Charlie's Angels" successor
- 54. Take it easy
- 56. Acts
- 59. Web address
- 60. Infamous Chinese politico
- 61. Business watchdog for customers (abbr.)
- 63. Vane direction

**Answers to puzzle #635**



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# David Thurston Harshman

Great-grandfather, outdoorsman, gardener, traveler, man of faith

**D**elighted by family and friends, committed to justice and faith, and steadfastly curious, David Thurston Harshman died on Sunday, August 15 in Pomona at the age of 92.

David was born on September 20, 1928 in Glendale. He married his college love, Betty Lucille Smith, and they had three children: Susan Cooper, Thomas Harshman and Mark Harshman.

Following Betty's death, he married Margaret Miller Crosbie (Peggy) who had three children as well: Carrie Hawkins, Daniel Crosbie and Jennie North. Peggy also predeceased Mr. Harshman.

He is survived by his six children and their spouses; fifteen grandchildren; seventeen great-grandchildren; and his sister, Delight Morefield.

Following graduations from Hoover High School and Occidental College, he and his father shared a family business that supported both of their pursuits of other vo-

catinal passions.

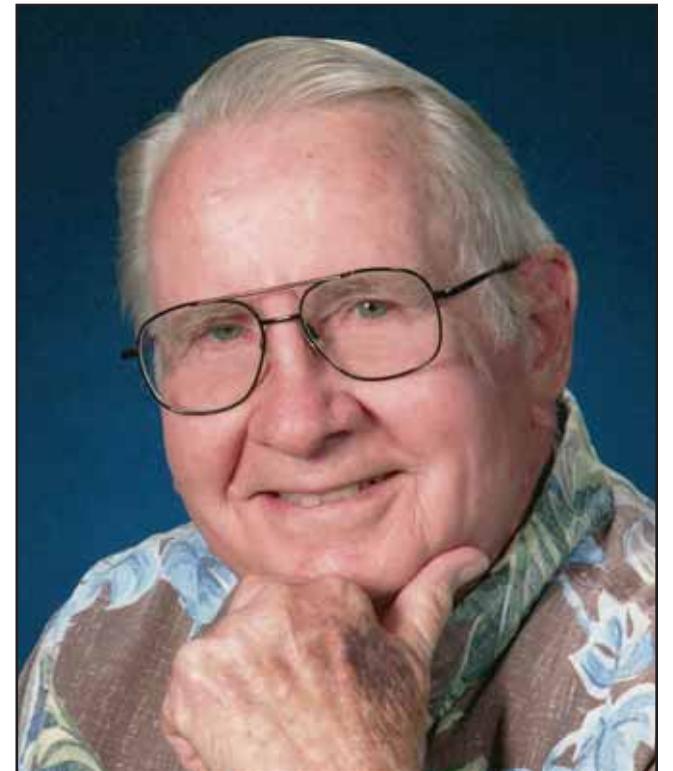
Mr. Harshman served in various roles with the All Nations Foundation, including executive director, and with the So Cal/Hawaii region of the American Camp Association.

He enjoyed long-lasting friendships, backpacking in Yosemite and Sequoia, gardening, making olallieberry jam, attending Rotary International, and organizing group travel with loved ones.

He found many ways to express his faith through involvements in the First United Methodist Church of Glendale, La Canada Presbyterian Church, and Claremont United Methodist Church.

A celebration of his life will be held in the spring.

Memorial donations may be made to the Claremont School of Theology at <https://cst.edu/giving>; or the Yosemite Conservancy at <https://yosemite.org/giving/>.



# Joseph (Joe) Tokeshi

Grandfather, interned during WWII, Pomona College grad, U.S. Army veteran

**J**oseph (Joe) Tokeshi, veteran, retired Los Angeles County Deputy Probation Officer, and longtime resident of Claremont, died peacefully on August 8 at the age of 92 at Sunrise of Claremont.

Joe was born on July 22, 1929, in Brawley, California to Dosho and Maka Tokeshi. He and his family were interned at Heart Mountain Relocation Center in Wyoming during World War II. Upon release, the family moved to Glendora, where they farmed.

After pausing high school to help his family on the farm, he earned his high school equivalency, then served in the U.S. Army during the Korean War. Following his service, he earned a bachelor of arts degree in political science, with a minor in psychology, from Pomona College in 1955. He then began a career with the L.A. County Probation Department that would last more than 30 years.

On June 28, 1959, he married Hideko, with whom he spent 49 years before her passing in 2008. In 1960 and 1963 the couple welcomed two sons, Douglas and Gregory, then a daughter, Patricia, in 1965.

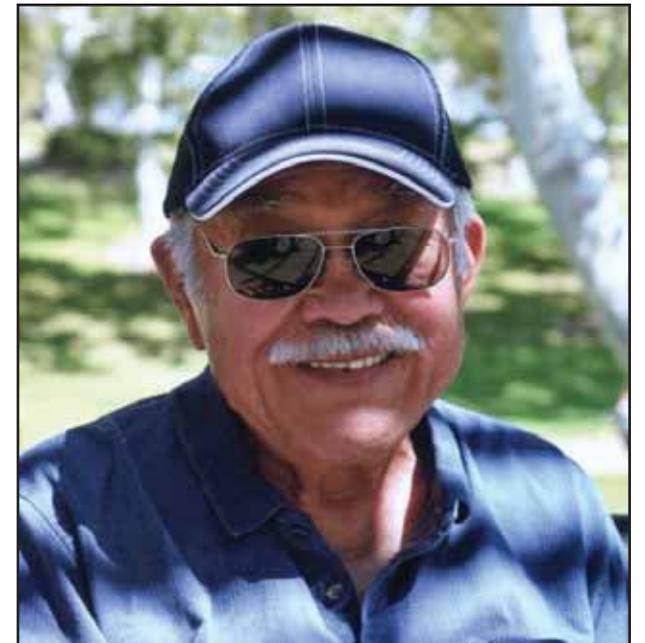
"Joe was a calm, positive soul, whose interests ranged from gardening, bonsai shaping, farming, fishing, pumpkin carving, and eccentric art to music, dogs, sports and blackjack," his family shared. "He was known throughout his life as a humble, honorable man, who treated everyone with kindness and fairness."

He is survived by his loving children Douglas (Lori) Tokeshi, Gregory (Lucy) Tokeshi and Patricia Tokeshi (Clyde) Colinco; adoring grandchildren Matthew Joseph Colinco, Claire May Colinco, Ryan Douglas Tokeshi, Taylor Nichole Tokeshi; and sister-in-law, Suchila Tokeshi.

He was predeceased by his beloved wife of 49 years, Hideko; his siblings and their spouses George Tokeshi, Edward (Yone) Tokeshi, Ruth (George) Mouri, James Tokeshi, William Tokeshi, May Inouye and Thomas Tokeshi.

A private, family burial was held on August 21.

The family will hold a graveside service when pandemic conditions ease.





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# Ray (Raymond) William Sanders

Beloved father, entrepreneur, engineer, musician

**R**ay (Raymond) William Sanders, son of Ray Sanders and Erma Evelyn Brubaker Sanders and husband of Sally (Sarah) Elizabeth Sanders, died August 16 in Santa Monica at the age of 94. Family members were at his side.

Ray is survived by his children Michael Steven Sanders (72), Steven William Sanders (62), and Joan Elizabeth Sanders (60); grandchildren Michelle (36), Kimberley (22), Sara (20) and Benjamin (20); and his brother Donald Allen Sanders (79).

Ray Sanders was born April 24, 1927, in Pomona. After graduating from the Webb School in Claremont, he served in the United States Navy. He subsequently graduated from Stanford University with a bachelor's degree in mathematics and physics and a master's in electrical engineering.

At Stanford, among other activities, he was concert master of the symphony orchestra, a carillonneur, co-founder and chief engineer of the campus radio station KZSU, fraternity president, and an instructor in the electrical engineering, speech and drama departments.

He married Sally in 1957, and together they raised their family in Los Angeles, where Mr. Sanders lived for more than 70 years.

From a very young age he excelled at music, initially taught by his aunt, a piano and violin teacher. By age six he had perfect pitch. He and his sister Betty played numerous violin duets together, including a performance on the Spade Cooley radio program broadcast from KTLA in Los Angeles. After college he continued to play in national concerts.

"Ray's music was the highlight of get-togethers of family and friends, leaving a warm profound impression in

the hearts of its listeners," his family shared.

In his professional career as an engineer and entrepreneur, he developed innovative telecommunication systems at ITT-Gilfillan and Space General Corporation, including a radar system for the first U.S. space vehicle sent to Mars.

He then founded Tran Telecommunications Corporation in 1969, which became a highly successful maker of digital data communication networks.

Later, he co-founded Nucleus International, a relational database startup. Later in his career he patented a novel synchronized network system to improve the speed and efficiency of data transmission.

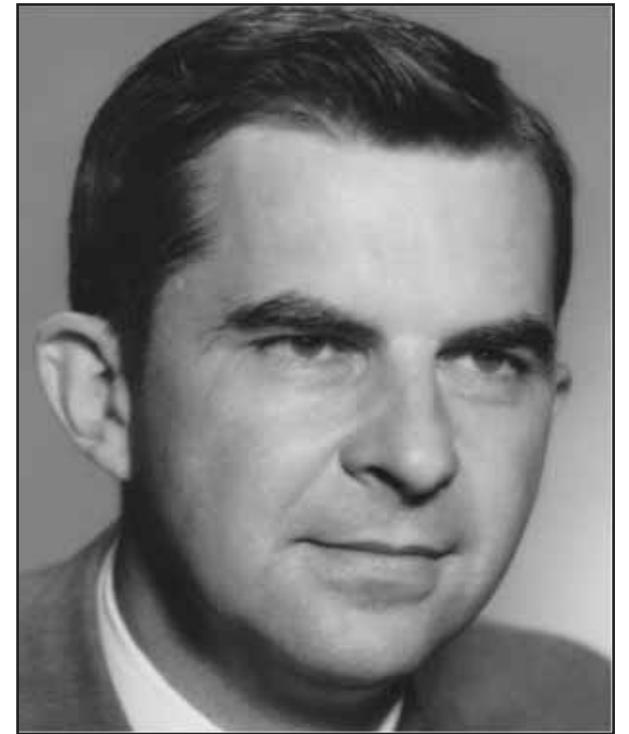
He was held in high regard by his peers and was known for his clear logical approach to design.

"Don't start solving a problem until you know what it is," he would say.

"Ray's passion and infectious enthusiasm drew in supporters around the globe and together they made a difference in the world," his family added. "Ray and his wife Sally were a special team. His keen intelligence, quick wit, and calming influence complemented her strong character, passionate drive, and desire for an active life. They instilled a sense of curiosity and active service in their children and grandchildren, who thrived. Ray's quick-witted humor was an unforgettable spark to the family, especially in the morning as they started their day."

The family had many adventures together, often in California or Minnesota, which inspired amusing stories retold at family holidays.

Together, he and his wife were active parishioners at the Westwood Presbyterian Church and were instrumental in ARCS, the Freedoms Foundation, and Mills College



and Stanford University alumni associations.

"Ray will live on in our memories as a brilliant man with a passion for people and an undaunted love for his family," they shared. "He will be so sorely missed by all those who loved him."

Burial will be at Rose Hills Cemetery in Whittier.

Services will take place at 10 a.m. Saturday, September 18 at Westwood Presbyterian Church, 10822 Wilshire Blvd., Los Angeles.

**Beverly Jean Paschke Benjamin**

Beverly Jean Paschke Benjamin, 92, died peacefully at her Claremont home of 66 years on August 22. A full account of Ms. Benjamin's life will appear in a future edition of the COURIER.

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# Son takes over mother's legacy at Latino Art Museum

by Andrew Alonzo  
aalonzo@claremont-courier.com

Coinciding with the day it opened 20 years ago, the Latino Art Museum in Pomona reopened on Saturday after shutting down due to COVID-19 restrictions a year and five months ago. Although about 100 people came to witness the historic gallery's reopening, LAM founder and former director, Graciela Nardi, was not there for the milestone. Sadly, she passed away in December 2020.

But cutting the gold ribbon on Saturday was the museum's newest director, her son Matias Nardi, 42, who agreed to take the torch from his mother shortly before her passing.

"She was a person that was for the people," Mr. Nardi said. "After her passing, I had thousands and thousands of messages about her and a lot of the messages...some were the usual 'my condolences' but so many others were in-depth paragraphs of people explaining how much she helped them and gave them an opportunity to even birth their art career or exhibit for the first time."

Moving from Argentina to the United States in 1985, Graciela opened a small café in Louisiana, the Café del Arte, where she displayed local artists' work and invited musical acts to perform. Mr. Nardi said, "It was interesting to think that was

the foreshadowing of what would happen years later with the museum."

In the early '90s, his father landed a job as a professor at Cal Poly Pomona, and the family relocated to Claremont. Ms. Nardi later met David Pion-Berlin, a secretary on the museum's board of directors for the last 10 years.

"She had her museum in Claremont for a very short time, maybe a year, and that's where I met her. I walked in and asked if she would like to exhibit one of my paintings, she said sure," Mr. Pion-Berlin, who is still a Claremont resident, said. "She was so generous and so wonderful. She had the ability to connect with so many artists around the world...and it's just devastating to lose her."

In August 2001—just two months after earning her bachelor's degree from the University of La Verne—Ms. Nardi founded the Latino Art Museum in Pomona. Her son said that after receiving her diploma, his mother started thinking about either owning another gallery or becoming an art teacher at an art school.

"I think that the concept of marrying a gallery and the art school kind of birthed the concept of the museum," he said. "Whether it was an artist there displaying their work or a musician there performing, she was the biggest cheerleader



Pomona Mayor Tim Sandoval, left, gives the new director of the Latino Art Museum, Matias Nardi, right, a certificate recognizing small businesses in Pomona on Saturday during the LAM 20th anniversary and reopening. COURIER photo/Andrew Alonzo

for everybody." In addition, Pomona was a great location to establish the museum, as the only other Latin American arts museum was located 46 miles away in Long Beach.

According to a news release, "Through her community activism and kindness, Graciela became known as the 'Madrina' or godmother of the Pomona Arts Colony." As she steered the art museum in its infancy, she also attained her master's in fine arts in 2003 from University of La Verne. She created her own art, helped the community learn art through the museum's classes and displayed thousands of original works from artists across Southern California.

In September 2020 during his mother's birthday, Mr. Nardi noticed she had lost weight and was not looking as well as she did earlier in the year. In October 2020, Ms. Nardi was diagnosed with cancer and given just two months to live. Due to COVID-19 restrictions, no one was allowed to visit relatives at the hospital so the Nardis spoke over the phone separated by the window of her first floor room. Two weeks before her passing, her son was granted an opportunity to be at her side as a translator since the hospital did not have a Spanish-speaking doctor.

He seized the opportunity to actually be next to her and they had a 12-hour discussion about life and about how to proceed with the museum.

"She said, 'look as far as the museum goes, I know you do all these other things in Los Angeles and this is not your main business...I don't want to impose onto you for you to have to carry this on. However, I would love to see the museum carried on in some way,'" he explained. She also said, "'See what you can do. At the most, what I'll tell you is just try. As long as you try and it doesn't work out, you can at least say you tried. But if you don't try at all...then that would make

me sad.'"

Mr. Nardi works as a music producer, songwriter, DJ and event coordinator in the greater Los Angeles area, but rather than putting that on hold, he added being the directorship of the LAM to his schedule.

"Even though this is totally out of my field, I'm going to figure this out...It's the least I can do for everything that she's done for me and my life," he said. "And I have to honor her. I have to come through because I would have personally felt like a failure if I did not come through for her."

Mr. Nardi designed the original 'LAM' logo when he was 19 and helped his mother schedule performers for concerts the museum hosted in the past.

With the help of his local and international DJ friends and the online streaming service Twitch, he hosted a 24-hour concert in March, which generated \$10,000 in donations, more than enough to pay off the museum's debt.

Mr. Nardi is already formulating new ideas for what is to come, including more live and interactive performances. One thing he said will not change is the museum's dedication to supporting local artists.

"I'm going to try and push the envelope forward as far as taking the foundation she already created, and putting my twist on it now of keeping a balance between the traditions that she created for it, and adding in a younger energy into it as well."

The Latino Art Museum is located at 281 South Thomas Street, inside the Historic Founders Building in the Pomona Arts Colony. Patrons can support the museum by donating online or by purchasing artwork from the late founder and other artists currently on display. For more information, call the museum at (909) 766-0169.

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# Bite-Sized L.A. County Fair serves up full-scale fun

by Andrew Alonzo

aalonzo@claremont-courier.com

In two weeks, the Pomona Fairplex will host a downsized version of the Los Angeles County Fair appropriately called the Bite-Sized Fair. This year's event is a preview of the iconic fair, which itself will move from its usual autumn timeframe to the spring beginning next year and celebrating its centennial anniversary.

But that won't mean its 99th year will be a dud. The new and upcoming Bite-Sized Fair will feature a special emphasis on food and shopping with fairgoers able to snag their fair share of food favorites and knick-knacks from dozens of unique vendors.

Returning this year are some of the fair's most iconic food vendors, including Backyard BBQ Chicken, Bacon A Fair, Texas Donuts, Chicken Charlie's, Chuckwagon BBQ, Pink's Hot Dog, Mom's Bakeshoppe, Hot Dog on a Stick, Pepe's Mariscos, Roast Beef, Funnel Cake, Tasti Burgers and Olde Tyme Ice Cream, to name a few.

Though the fair might not be as grand, it will feature over 20 rides and games capable of socially distancing crowds, including tea cups, jungle gym, the skyflyer, the clown house [of mirrors] and more.

Parking (\$10) and admission tickets (\$2) for this year's fair must be purchased in advance online, as neither will be available at the gates. When buying tickets this year, fairgoers essentially reserve the day they want to attend. If you accidentally purchase a ticket for the wrong day, the website states "[ticket] dates can be changed based on availability for dates that are not sold out." Ticket information is available at <https://tinyurl.com/Bite-Sized->



The L.A. County Fair will have rides and games that will focus on keeping people socially distant for safety reasons. COURIER photo/Peter Weinberger

Fair-Tix or by calling the ticket office at (909) 865-4070. There will not be a season pass for the Bite-Sized Fair.

The Bite-Sized Fair is scheduled to run Fridays, Saturdays and Sundays between September 10 and 26 at the Pomona Fairplex, located at 1101 West McKinley Avenue in Pomona.

Given the ongoing pandemic and the Delta variant, the Bite-Sized Fair will follow all Los Angeles County Public health department guidelines when it comes to out-

door gatherings and masking requirements. Due to its small-scale, disabled parking will be available; however, scooters, wheelchairs and strollers will not be available to rent.

For more information, call their general information line at (909) 623-3111, email them at [info@lacountyfair.com](mailto:info@lacountyfair.com) or go to <https://www.lacountyfair.com/visit/bite-sized-fair>.

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# Claremont Museum of Art goes beyond beauty in Furious Garden

Beginning at noon on September 3, the Claremont Museum of Art will be unveiling their newest exhibition titled Furious Garden, a botany-like display featuring artwork from artists Deena Capparelli, Karen Kitchel and Cj Jilek.

In a news release the museum wrote, “three contemporary artists re-envision and re-construct the pastoral metaphors with which we’re familiar. Naughty, disobedient, and extravagant, this view of ‘garden’ is active and provocative, intent on cultivating new pathways and relationships between landscape and occupant.”

Ms. Kitchel’s artwork for the exhibit is said to be derived from “her own gardening practice, surviving the 2017 Thomas fire, and contemplating issues of environmental sustainability.”

Ms. Capparelli’s “pseudo-imaginary” landscape works come from her interests in California’s native plants and her recent research “studying transatlantic relationships among historical gardens “and” 18th century landscape paintings influenced by the picturesque, an aesthetic ideal of the time.”

Unlike the previous two, Ms. Jilek is a ceramic artist who “uses botanical forms, with their openly displayed reproductive elements, as a metaphor for human sexuality.” Her work is said to be inspired by the sensuality of the natural world, according to the museum.

On Saturday, September 4, a member preview of the exhibit will be held from 5 to 6 p.m. before it opens for an Art Walk reception from 6 to 9 p.m. Furious Garden will run in the museum until November 27, 2021.

The Claremont Museum of Art is at 200 West First Street in the historic Claremont Depot. It is open Friday, Saturday and Sunday between noon and 4 p.m. For more information, call (909) 621-3200 or visit online at



<http://claremontmuseum.org>.

Alongside the artists, the exhibit was organized by Rebecca Hamm, director of arts for the progressive studios

of the Tierra del Sol Foundation in Upland. Furious Garden is sponsored by Gould Asset Management.

## WesternU receives \$1 million gift for scholarships

Western University of Health Sciences College of Dental Medicine (CDM) received a \$1 million gift from the Western Regional Examining Board (WREB) to fund scholarships and carry on WREB’s legacy of helping students.

The gift will fund a perpetual endowment that will provide partial scholarships for two third-year and two fourth-year CDM students from one of nine pioneering WREB states.

“We have always been impressed and thankful for CDM’s commitment to WREB, and the students as well. The relationship we have between WREB and WesternU has always been phenomenal,” said Dr. Rob Lauf, President of WREB. “We want to make a difference as best we can in dental students’ lives to help ease the financial burden of their dental education.”

“On behalf of the entire WesternU family, I am delighted to express our deepest gratitude to WREB for this generous gift to our CDM students,” said Dr. Sylvia Manning, interim president of WesternU. “This kind of support helps us make a difference in the quality of health care for our communities.”

The Commission on Dental Competency Assessment and the Western Regional Examining Board, the two leading dental competency assessment organizations in the United States, signed a memorandum of understanding on June 15, 2021 outlining their intention to combine into one organization to further serve the oral health professions. The new entity will be known as CDCA-WREB.

Together, the merged entity will administer the ADEX exams which are accepted in 49 states, the District of Columbia, Jamaica, and Puerto Rico as the basis for initial licensure for dentists and dental hygienists. The existing boards of directors of CDCA and WREB will combine to provide governance oversight to the combined entity with equal representation from both boards.

With the upcoming merger, the WREB Board of Di-

rectors wanted to honor the legacy of WREB providing licensing exams in the western United States. The board considered schools that have been especially supportive in many ways, said WREB CEO Beth Cole. WREB identified WesternU and Texas A&M College of Dentistry as the recipients of gifts to create endowed scholarships to support dental students and dental hygiene students.

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**DEPARTMENT OF THE TREASURER AND TAX COLLECTOR**

**Notice of Divided Publication**

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

Made pursuant to Section 3371, Revenue and Taxation Code

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

I, Keith Knox, County of Los Angeles Treasurer and Tax Collector, State of California, certify that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2019, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2018-19 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be Subject to the Tax Collector's Power to Sell after three years of defaulted taxes. Therefore, if the 2018-19 taxes remain defaulted after June 30, 2022, the property will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's online auction in 2023. All other property that has defaulted taxes after June 30, 2024, will become Subject to the Tax Collector's Power to Sell and eligible for sale at the County's online auction in 2025. The list contains the name of the assessee and the total tax, which was due on June 30, 2019, for tax year 2018-19, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or paid under an installment plan of redemption if initiated prior to the property becoming Subject to the Tax Collector's Power to Sell.

Please direct requests for information concerning redemption of tax-defaulted property to Keith Knox, Treasurer and Tax Collector. You may mail inquiries to 225 North Hill Street, Room 1115, Los Angeles, California 90012, or call 1(888) 807-2111 or 1(213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 2, 2021.

KEITH KNOX  
TREASURER AND TAX COLLECTOR  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

Assessees/taxpayers, who have disposed of real property after January 1, 2018, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

**ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION**

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

The following property tax defaulted on July 1, 2019, for the taxes, assessments, and other charges for the Tax Year 2018-19:

**LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2019 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2018-2019.**

**AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.**

ALMADA, LOURDES 8675-018-003 \$287.98  
APPLE, THOMAS E AND GONZALEZ, ANGELICA M SITUS 760 N TOWNE AVE CLAREMONT CA 91711-4186 8311-017-010/S2017-010/S2018-010 \$3,267.25

BUSH, ROBERT T AND THELMA T SITUS 779 LANCASTER DR CLAREMONT CA 91711-2972 8307-023-010 \$8,369.67

SITUS 628 BLANCHARD PL CLAREMONT CA 91711-4022 8314-011-019 \$4,567.15

BUSH, THELMA T SITUS 267 OLIVE ST CLAREMONT CA 91711-4926 8313-025-010 \$7,427.89

CALIRI, JOHN AND ELVIRA SITUS 5140 PALMER CANYON RD CLAREMONT CA 91711-1481 8673-017-017 \$1,131.99

CALIRI, JOHN S AND ELVIRA A SITUS 5324 PALMER CANYON RD CLAREMONT CA 91711-1485 8673-004-009 \$1,816.46

COTA, JOSEPH P AND RACHEL E SITUS 2521 BONNIE BRAE AVE CLAREMONT CA 91711-1914 8671-029-046/S2017-010/S2018-010 \$10,404.53

CRUZ, PAUL H AND MARIA D SITUS 607 S INDIAN HILL BLVD NO A CLAREMONT CA 91711-5481 8316-025-024/S2018-010 \$3,734.33

ENRIQUEZ, GUY R CO TRADRIAN J ENRIQUEZ JR TRUST SITUS 369 S MILLS AVE CLAREMONT CA 91711-5332 8315-030-039 \$211.54

FARAG, AMIR 8678-030-012 \$2,053.38

GARCIA, JOSE C JR SITUS 828 ALAMOSA DR CLAREMONT CA 91711-2009 8671-010-023 \$2,384.74

GROVER, SCOTT F AND JAIMIE L TRS GROVER FAMILY TRUST SITUS 1915 CHAPMAN RD CLAREMONT CA 91711-2547 8303-001-011/S2017-010/S2018-010 \$7,859.87

HENGEHOLD, PAUL SITUS 1628 PASEO AVE LA VERNE CA 91750-3935 8381-041-018/S2017-010 \$126.11

HINTON, CHARLES G AND CYNTHIA E SITUS 2036 MUSTANG CIR LA VERNE CA 91750-2214 8666-002-027 \$23,900.57

HUMPHREY, CARTER W AND MEGAN L SITUS 960 E BONITA AVE UNIT 93 POMONA CA 91767-2013 8313-001-105 \$10,550.59

MASON, DONALD E AND DUNGCA GERONIMO, JESSICA L SITUS 2205 N VILLA MARIA RD CLAREMONT CA 91711-1660 8670-017-022/S2017-010 \$2,548.65

MILLER, DENNIS F SITUS 5505 PALMER CANYON RD CLAREMONT CA 91711-1490 8673-003-023 \$747.34

MITCHELL, JAMES M AND CASTROVINCI, MICHELLE E SITUS 228 W 10TH ST CLAREMONT CA 91711-3828 8309-016-003 \$32.79

MORELL, MIGUEL D TR CARLOS MORELL TRUST AND MORELL, LETICIA SITUS 636 POMELLO DR CLAREMONT CA 91711-2043 8671-014-026/S2017-010 \$1,894.18

PALOMINO, KEVIN J AND RAMOS, ALAINA SITUS 1568 1ST ST LA VERNE CA 91750-5301 8381-035-017/S2018-010 \$1,758.99

REYES, ROSANNE SITUS 1172 NEWBERRY LN 9 CLAREMONT CA 91711-2560 8669-020-065/S2017-010/S2018-010 \$5,827.64

RHODES, VINCENT A CO TR V AND A RHODES TRUST SITUS 2276 FORBES AVE CLAREMONT CA 91711-1713 8671-019-037/S2018-010 \$1,814.23

SANDBLOSSOM LLC SITUS 1978 N INDIAN HILL BLVD CLAREMONT CA 91711-2765 8306-001-046 \$6,171.85

SOUTHWEST LLC SITUS 5746 RIDGEVIEW DR LA VERNE CA 91750-1726 8666-060-040 \$48,014.48

STRAIN, JERRY B TR JERRY AND ETTA STRAIN TRUST SITUS 1952 10TH ST LA VERNE CA 91750-4005 8375-006-018 \$3,334.79

TURNER, ROOSEVELT JR TR ROOSEVELT TURNER JR TRUST SITUS 204 PRINCETON AVE CLAREMONT CA 91711-4840 8313-005-016 \$817.23

WALKER, LISA 8675-018-009 \$776.43

WEBER, SEAN AND JOSEFINA SITUS 177 PRINCETON AVE CLAREMONT CA 91711-4839 8313-004-010/S2017-010/S2018-010 \$6,433.27

WILSON, ALMA Y 8673-007-010 \$470.69

CN979868 515 Aug 27, Sep 3, 10, 2021

**FL-110 CITACION (Derecho Familiar) Superior Court of California County of Los Angeles SEP 01, 2020**

**Sherri R. Carter, Executive Officer/Clerk Tamica Marie Sandoval, Deputy SUMMONS (Family Law) Notice to Respondent (Name): AVISO AL DEMANDADO (Nombre): MICHAEL SOLDRIDGE**

You have been sued. Read the information below and on the next page. Lo han del demandado. Lea la Información a continuación y en la página siguiente. Petitioner's name is Heather Soldridge. Case Number: 20P5FL01154 You have 30 calendar days after this summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/help), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRICION ORDERS ARE ON PAGE 2: These Restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgement is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. Fee Waiver: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.supporte.ca.gov) en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. AVISO-LAS ORDENES DE RESTRICION SE ENCUENTRAN EN LA PAGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos conyugos o miembros de la pareja: de hecho hasta que se despidió la petición, se emita un fallo o la corte de otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerles acatar en cualquier lugar de California. EXTENCION DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague ya sea en parte o por completo, las cuotas y costos de la corte previamente extentos a petición de usted o de la otra parte. The name and address of the court are (El nombre y dirección de la corte son): Superior Court of Los Angeles County 400 Civic Center Plaza Pomona, CA 91766 The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante o del demandante si no tiene abogado son) Cornell L. Hatcher, ESQ, 9121 Haven Avenue, Suite 290 Rancho Cucamonga, CA 91730 (909) 481-4080 Date: Sep 01 2020 Clerk, by (Secretario por) T. Sandoval, Deputy (Asistente) STANDARD FAMILY LAW RESTRAINING ORDERS FL-110 Starting immediately, you and your spouse or domestic partner are restrained from: 1. removing the minor children without the prior written consent of the other party or an order of the court; 2. cashing, borrowing against, cancelling, transferring, disposing of, or changing the beneficiaries of any insurance or other coverage, including life, health, automobile, and disability, held for the benefit of the parties and their minor children; 3. Transferring, encumbering, hypothecating, concealing, or in any way disposing of any property, real or personal, whether community, quasi-community, or separate, without the written consent of the other party or an order of the court, except in the usual course of business or for the necessities of life; and 4. creating a nonprobate transfer or modifying a nonprobate transfer in a manner that

affects the disposition of property subject to the transfer, without the written consent of the other party or an order of the court. Before revocation of a nonprobate transfer can take effect or a right of survivorship to property can be eliminated, notice of the change must be filed and served on the other party. You must notify each other of any proposed extraordinary expenditures at least five business days prior to incurring these extraordinary expenditures and account to the court for all extraordinary expenditures made after these restraining orders are effective. However, you may use community property, quasi-community property, or your own separate property to pay an attorney to help you or to pay court costs. NOTICE-ACCESO TO AFFORDABLE HEALTH INSURANCE: Do you or someone in your household need affordable health insurance? If so, you should apply for Covered California. Covered California can help reduce the cost you pay towards high quality affordable health care. For more information, visit www.coveredca.com. Or call Covered California at 1-800-300-1506. WARNING-IMPORTANT INFORMATION- California law provides that, for purposes of division of property upon dissolution of a marriage or domestic partnership or upon legal separation, property acquired by the parties during marriage or domestic partnership in joint form is presumed to be community property. If either party to this action should die before the jointly held community property is divided, the language in the deed that characterizes how title is held (i.e., joint tenancy, tenants in common, or community property) will be controlling, and not the community property presumption. You should consult your attorney if you want the community property presumption to be written into the recorded title to the property. ORDENES DE RESTRICION ESTANDAR DE DERECHO FAMILIAR En forma inmediata, usted y su conyuge o pareja de hecho tienen prohibido: 1. llevarse del estado de California a los hijos menores de las partes, o solicitar un pasaporte nuevo o de repuesto para los hijos menores, sin el consentimiento previo por escrito de la otra parte o sin una orden de la corte; 2. cobrar pedir prestado, cancelar, transferir, deshacerse o cambiar el nombre de los beneficiarios de cualquier Seguro u otro tipo de cobertura, como de vida, salud, vehículo y discapacidad, que tenga como beneficiario(s) a las partes y su(s) hijo(s) menor(es); 3. transferir, gravar, hipotecar, ocultar o deshacerse de cualquier manera de cualquier propiedad, inmueble o personal, ya sea comunitaria, cuasicomunitaria o separada, sin el consentimiento escrito de la otra parte o una orden de la corte, excepto en el curso habitual de actividades personales y comerciales o para satisfacer las necesidades de la vida; y 4. crear o modificar una transferencia no testamentaria de manera que afecte la asignación de una propiedad sujeta a transferencia, sin el consentimiento por escrito de la otra parte o una orden de la corte. Antes de que se pueda eliminar la revocación de una transferencia no testamentaria, se debe presentar ante la corte un aviso del cambio y hacer una entrega legal de dicho aviso a la otra parte. Cade parte tiene que notificar a la otra parte sobre cualquier gasto extraordinario propuesto por lo menos cinco días hábiles antes de realizarlo, render cuenta a la corte de todos los gastos extraordinarios realizados después de que estas ordenes de restricción hayan entrado en vigencia. No obstante, puede usar propiedad comunitaria, cuasicomunitaria o suya separada para pagar a un abogado que lo ayude o para pagar los costos de la corte. AVISO-ACCESO A SEGURO DE SALUD MAS ECONOMICO: Necesita Seguro de salud a un costo asequible, ya sea para usted o alguien en su hogar? Si es así, puede presentar una solicitud con Covered California. Covered California lo puede ayudar a reducir el costo que paga por Seguro de salud asequible y de alta calidad. Para obtener más información, visite www.coveredca.com o llame a Covered California al 1-800-300-0213. ADVERTENCIA-INFORMACION IMPORTANTE De acuerdo a la ley de California, las propiedades adquiridas por las partes durante su matrimonio o pareja de hecho en forma conjunta se consideran propiedad comunitaria para fines de la división de bienes que ocurre cuando se produce una disolución o separación legal del matrimonio o pareja de hecho. Si cualquiera de las partes de este caso llega a fallecer antes de que se divida la propiedad comunitaria de tendencia conjunta, el destino de la misma quedará determinado por las cláusulas de la escritura correspondiente que describen su tenencia (por ej., tenencia conjunta, tenencia en comun o propiedad comunitaria) y no por la presunción de propiedad comunitaria. Si quiere que la presunción comunitaria quede registrada en la escritura de la propiedad, debería consultar con un abogado. LEGAL RELATIONSHIP We are Married. RESIDENCE REQUIREMENTS Petitioner has been a resident of this state for at least six months and of this county for at least three months immediately preceding the filing of this petition. STATISTICAL FACTS Date of Marriage: 2/6/2015 Date of Separation: 5/16/2019 Time from date of marriage to date of separation: 6 years, 3 months MINOR CHILDREN The minor children are Porter Soldridge (birthdate 11/7/2003, age 16) and Jimmy Soldridge (birthdate 9/4/2007, age 12) If any children listed above were born before the marriage or domestic partnership, the court has the authority to determine those children to be children of the marriage or domestic partnership. If there are minor children of Petitioner and Respondent, a completed Declaration Under Uniform Child Custody Jurisdiction and Enforcement Act (UCCJEA) Form (FL-305) must be attached. Petitioner requests that the court make the following orders: LEGAL GROUNDS Divorce of the marriage or domestic partnership based on irreconcilable differences. CHILD CUSTODY AND VISITATION (PARENTING TIME) Legal and physical custody to the Petitioner. Child Visitation (parenting time) granted to Respondent. SPOUSAL OR DOMESTIC PARTNER SUPPORT Spousal or domestic partner support payable to Petitioner. Terminate (end) the courts ability to award support to Respondent. SEPARATE PROPERTY Confirm as separate property the assets and debts in Property Declaration (form FL-160) COMMUNITY AND QUASI-COMMUNITY PROPERTY There are no such assets or debts that I know of to be divided by the court. OTHER ASSETS Attorney's fees and costs payable by Respondent. Any other orders that the court deems equitable. I have read the Restraining Orders on the back of the summons, and I understand that they apply to me when this petition is filed. DECLARATION UNDER UNIFORM CHILD CUSTODY JURISDICTION AND ENFORCEMENT ACT (UCCJEA) I am a party to this proceeding to determine custody of a child. There are two minor children who are subject to this proceeding, as follows: Childs name: Porter Soldridge Place of Birth: Pomona, CA DOB: 11/17/2003 Sex: M Child's Name: Jimmy Soldridge Place of Birth: Fontana, CA DOB: 9/4/2007 Sex: M Do you have any information about, or have you participated as a party or a witness or in some other capacity in, another court case or custody or visitation proceeding, in California or elsewhere, concerning a child subject

to this proceeding? No One or more domestic violence restraining order is now in effect. Court: Family County: Los Angeles State: CA Orders expire: 6/6/2029 Do you know of any person who is not a party to this proceeding who has physical custody or claims to have custody of or visitation rights with any child in this case? No Type of Action: Dissolution, with minor children, in a district where one or more of the parties resides Certification/Declaration of Assignment The undersigned hereby certifies and declares that the above-entitled matter is properly filed for assignment to the East District of the Los Angeles Superior Court under Code of Civil Procedure §392 et seq. of the Family Code, and local Rules 2.3 and 5.2 of this court for reason checked above. NOTICE OF CASE ASSIGNMENT FAMILY LAW DIVISION Case Number: 20P5FL01154 Case Title: Soldridge, Heather vs Soldridge, Michael To Petitioner and/or Petitioner's attorney on record: You are notified that this case is assigned for all purposes to the judicial officer named below: Judge John Slawson, Dept K, Room 417 Petitioner and/or petitioner's attorney: You must serve a copy of this Notice on the Respondent with the Summons and Petition. All Parties must write the name of the assigned judicial officer and department number on the first page, beneath the case number, on ALL documents filed with the clerk, to assure proper departmental assignment, calendaring of hearings and distribution of documents. Commissioners: Cases may be assigned to a sitting or retired Superior Court Commissioner, or a temporary Judge. A Commissioner/Temporary Judge may preside as the judge over a case only if the parties agree. Interpreter Services: The Los Angeles Superior Court offers interpreter services free of charge. Spanish language interpreters for Family Law are available at each court location where Family Law matters are heard. Therefore, it is not necessary to request a Spanish language interpreter in advance. If you need an interpreter in another language for a courtroom proceeding, you should request one prior to your court date. While the court will make every effort to locate an interpreter for the date and time of your hearing, it cannot guarantee that one will be immediately available. You may access the interpreter request portal by visiting the Court's website at www.lacourt.org and clicking on the Language Access Service icon. Court Order to Share Financial Information for Divorce, Legal Separation, or Nullity Cases This court orders that both spouses in this case must: Comply with the duty to share financial information. The duty to share financial information includes exchanging financial statements, valuations, important facts, and access to records about all: -Current income and expenses, and -Community and separate property assets and debts. You have a continuing duty to share material financial information, such as changes in income, until there is a final agreement about all financial issues in your case. Duty to exchange Financial Information: Both parties have a duty to disclose all material information. If you have greater access to certain information than the other spouse, you must provide such information to the other spouse. Preparing Disclosure Documents (PDD): Follow the instructions on Form FL-140 for Preliminary Declaration of Disclosure (PDD), File Form FL-141 (Proof of Service) within 5 days of serving the PDD. Deadlines For Sharing Financial Information: The Petitioner has 60 days after filing the Petition to complete the PDD and have the other spouse served. Exception: You and your spouse can extend the deadline if you agree in writing or get permission from the court. What Information Must be Shared: You must provide the other spouse all important information regarding the existence, characterization, and valuation of all community and separate property assets and debts. You must provide access to all information, records, and books that pertain to the value and character of assets and debts in which the community has or may have an interest. You must disclose to the other spouse all assets and debts in which the party may have an interest or obligation and disclose all current income and expenses. You must immediately update such information if there are any material changes. The disclosure duty regarding assets and debts is a continuing duty until the parties or the court divide the asset or debt. The disclosure duty regarding income continues until a valid enforceable and binding resolution of child or spousal support, and professional fees occurs. If you are asking for support or Attorney Fees: Fill out all blanks on form FL-150 (Income and Expense Declaration) with exact information. You must: -Not use "unknown," "minimal," or "TBD" to answer any question. -Attach pay stubs for the last 2 months. -Take copies of your last two year's federal and state income tax returns to court. Include all schedules. If you are asking for child custody or visitation orders, and do not have a written parenting plan, you must: -Do the 60-minute "Our Children First" program at www.lacourt.org. -Go to all Family Court Services appointment(s). You must get there on time, or they will tell the court you disobeyed a court order. -If anyone (besides a grandparent) says they have the right to custody or visitation to your child, you must add their name to your court papers. WARNING: FAILURE TO FOLLOW THIS ORDER MAY RESULT IN THE COURT IMPOSING SANCTIONS AGAINST YOU UNDER CODE OF CIVIL PROCEDURE §§128.5, 177.5 FAMILY CODE § 271 OR CALIFORNIA RULE OF COURT 5.14. PUBLISH: August 27 and September 3, 10 and 17, 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARCIA ANN KYGER CASE NO. 21STPB08072**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARCIA ANN KYGER. A PETITION FOR PROBATE has been filed by BENJAMIN KYGER AND MARY LINAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that BENJAMIN KYGER AND MARY LINAN 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. (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: 09/24/21 at 8:30AM in Dept. 5 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 KEVIN CHIU - SBN 249479 HART, MIERAS & MORRIS, INC. 255 E. SANTA CLARA ST., STE. 300 ARCADIA CA 91006 8/27, 9/3, 9/10/21 CNS-3503577# CLAREMONT COURIER

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (NÚMERO DE CASO): 20STCV20538 NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): BLUE VIEW CORPORATION; ORION EQUITY CREDIT CORP.; STEVEN J. WOZNY; and DOES 1 through 50 inclusive YOU ARE BEING SUED BY PLAINTIFF: (LO ESTÁ DEMANDANDO EL DEMANDANTE): U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 205-HE8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-HE8 by SELECT PORTFOLIO SERVICING, INC., its Attorney in Fact**

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos extensos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desahar el caso. The name and address of the court is: (El nombre y dirección de la corte es): LOS ANGELES COUNTY SUPERIOR COURT - Stanley Mosk, 111 North Hill Street, Los Angeles, CA 90012 CASE NUMBER: (Número del Caso): 20STCV08113 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): David A. Richard, SBN 128348, 1591 Spinnaker Drive, Suite 205, Ventura, CA 93001, (805) 644-0808 Date: (Fecha): February 28, 2020, Clerk, by (Secretario) H. Flores-Hernandez, Deputy (Adjunto). (For proof of service of this summons, use Proof of Service of Summons (form POS-010).) (Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010).) PUBLISH: August 27 and September, 3, 10 and 17, 2021

T.S. No. 19-30211-BA-CA Title No. 1052202 A.P.N. 8375-026-028 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/23/2007. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Jesse G Obregon Jr, Yolanda Obregon Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/03/2008 as Instrument No. 20080008502 (or Book, Page) of the Official Records of Los Angeles County, CA. Date of Sale: 09/08/2021 at 9:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Estimated amount of unpaid balance and other charges: \$143,282.04 Street Address or other common designation of real property: 2821 N White Ave La Verne, CA 91750 A.P.N.: 8375-026-028 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 or visit this Internet Web site [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 19-30211-BA-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. Date: 08/05/2021 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) By: Rachael Hamilton, Trustee Sales Representative 08/13/2021, 08/20/2021, 08/27/2021 CPP351232

TSG No.: 8740621 TS No.: CA1800283929 APN: 8383-021-004 Property Address: 1025 W CIENEGA AVE SAN DIMAS, CA 91773-2435 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/09/2012. 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 09/23/2021 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/17/2012, as Instrument No. 20121564350, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: GENE E. HART AND LUCINDA S. HART, HUSBAND AND WIFE AS JOINT TENANTS, 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# 8383-021-004 The street address and other common designation, if any, of the real property described above is purported to be: 1025 W CIENEGA AVE, SAN DIMAS, CA 91773-2435 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 \$ 466,571.13. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA1800283929 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA1800283929 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 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 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 TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0384762 To: CLAREMONT COURIER 08/13/2021, 08/20/2021, 08/27/2021

T.S. No.: 2021-00249-CA A.P.N.:7351-012-033 Property Address: 1514 WEST 207TH STREET B, LOS ANGELES, CA 90501 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 NO-

TICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: SARAH HEO, a single woman Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 01/04/2007 as Instrument No. 20070015656 in book --, page-- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 09/23/2021 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: \$ 462,044.77 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: 1514 WEST 207TH STREET B, LOS ANGELES, CA 90501 A.P.N.: 7351-012-033 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: \$ 462,044.77. 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 2021-00249-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 2021-00249-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 22, 2021 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 237 Ventura, CA 93003 Sale Information Line: (866) 960-8299 <http://www.altisource.com/MortgageServices/DefaultManagement/TrusteeServices.aspx>

Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: August 13, 20 and 27, 2021

T.S. No.: 2021-00301-CA A.P.N.:5686-010-028 Property Address: 1834 CHICKASAW AVENUE, LOS ANGELES, CA 90041

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 12/13/2006. 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: MARIA DONIS and JOSE HECTOR DONIS, wife and husband as joint tenants Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 12/26/2006 as Instrument No. 06 2860257 in book --, page-- and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 09/10/2021 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: \$ 896,843.60 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: 1834 CHICKASAW AVENUE, LOS ANGELES, CA 90041 A.P.N.: 5686-010-028 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: \$ 896,843.60. 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 2021-00301-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 <http://tracker.auction.com/sb1079>, using the file number assigned to this case 2021-00301-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 19, 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: August 13, 20 and 27, 2021

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 219956-DD (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business addresses of the seller are: GABRIELLE HEIDE AND STEVE HEDIE, AT 522 W. FIRST STREET, CLAREMONT, CA 91711 (3) The location in California of the chief executive office of the Seller is: 2173 LA SIERRA WAY, CLAREMONT CA 91711 (4) The names and business address of the Buyer(s) are: NICOLE JARAMILLO, 1974 LOOKING GLASS WAY, UPLAND, CA 91786 (5) The location and general description of the assets to be sold are: INVENTORY OF STOCK, GOODWILL, FIXTURES AND EQUIPMENT, LEASEHOLD IMPROVEMENTS, COVENANT NOT TO COMPLETE of that certain business located at: 522 W. 1ST STREET, CLAREMONT, CA 91711 (6) The business name used by the seller(s) at said location is: STUDIO CLAREMONT (7) The anticipated date of the bulk sale is SEPTEMBER 20, 2021 at the office of: CLAREMONT ESCROW INC. 405 W. FOOTHILL BLVD, STE 101, CLAREMONT, CA 91711, Escrow No. 219956-DD, Escrow Officer: DEBBY DEKONING (8) Claims may be filed with Same as "7" above (9) The last date for filing claims is: SEPTEMBER 17, 2021. (10) This Bulk Sale is subject to Section 6106.2 California Uniform Commercial Code. (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. Dated: AUGUST 23, 2021 TRANSFERREES: NICOLE JARAMILLO 446480 CLAREMONT COURIER 8/27/21

FICTITIOUS BUSINESS NAME File No. 2021176102 The following person(s) is (are) doing business as: JHC DESIGN, 812 Fremont Avenue #200 Unit 200, South Pasadena, CA 91030. Registrant(s): Mariana Zylstra, 812 Fremont Avenue #200 Unit 200, South Pasadena, CA 91030. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 07/2021. I declare that all information in this statement is true and correct. /s/ Mariana Zylstra Title: CEO This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/09/2021. 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: August 27, and September 3, 10 and 17, 2021

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# CLASSIFIEDS



Rentals	Employment	Marketplace	Bulletins
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For Lease	Caregiver	Bicycles	Were You a Witness?
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**CLAREMONT** four-bedroom, two-bathroom, one-story house with pool. \$3,500 monthly. Geoff@GeoffHamill.com. 909-621-0500. DRE# 00997900, WSSIR.

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

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

DID you witness an electric scooter accident in the Village? The accident took place Thursday, August 19, 2021, at 11 a.m., on Indian Hill and First St. Call or text 909-964-5213 with any information.

## Real Estate

### Help Wanted

### Community Event

### Want to Buy

LOOKING for a part-time housekeeper to help clean for house cleaning business. Must be courteous to clients, reliable, professional, \$13 hourly and up for negotiation, not paid for traveling time. Call or text 909-730-8564.

GIVE away on Labor Day: Monday, September 6, 2021 at Memorial Park. 840 N. Indian Hill Blvd., Claremont. 12 p.m. to 3 p.m. First come, first served. Many free items, food available for adults, children, families, etc. Includes catered meal with water from Albertsons. Come and expect to receive a blessing for you and your family. Any questions please call Evangelist Simmons. 626-905-1614. See you there!



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.

[www.claremont-COURIER.com](http://www.claremont-COURIER.com)

**WE BUY CLASSIC CARS**  
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 Ford, Chevy.



LA area.  
**310-926-9343**

## Cal-Scan

**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)

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)

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)

### Announcements

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)

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)

### Financial

**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)

### 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/Cal>. (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)

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

DIRECTV 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)

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)

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)

**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)

WATER damage to your home? Call for a quote for professional cleanup and maintain the value of your home. Set an appointment today. Call 1-855-401-7069. (Cal-SCAN)

### Donations

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)

LONG distance moving: call today for a free quote from America's most trusted interstate movers. Let us take the stress out of moving! Speak to a relocation specialist, call 844-857-1737. (Cal-SCAN)

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

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)

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)

### Health

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

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

### Help wanted

### Help wanted

**Pet of the Week**



**ATHENA** was found as a pregnant stray and gave birth to 5 healthy kittens. Now spayed/microchipped and ready for her forever home, beautiful, people-friendly Athena is at our Claremont adoption center. Athena likes company, loves to be held, and is an indoor-only litter box trained kitty. She is just over one year old so she loves to play. Still a kitten at heart. Please come meet her!

**HELP!**  
 We are in great need of kitten food—canned and dry. Clumping litter, too! Thank you for your donations so far!!

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

**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**

**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: [porscherestoration@yahoo.com](mailto:porscherestoration@yahoo.com). (Cal-SCAN)



# SERVICES

## Acoustical

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

## AC/Heating

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

## Asian Arts



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



College Searching and Applying takes time. I Help You Maximize Your Time! Contact me today, Class of 2023 and 2024. It's not too early! 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.



**ROSIE'S Spic Span Cleaning Service.** Residential, commercial, vacant homes, apartments, offices. COVID-19 compliant, we will safely sanitize your home and office. Free estimate. Licensed. 909-277-4215.

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**  
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Lic.861685  
Serving the area since 1983.



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• 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



## Pet Services



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Sitting and Dog Training  
Dog Walking  
Family Business with  
25 years experience  
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Specializing in  
Overnight Care  
10+ yrs in Business  
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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

## Tile

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

## 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.

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WALLPAPER hanging and  
removal by Andrea. Environ-  
mentally friendly. 30 years  
local experience. Free esti-  
mates. Lic. 844375. 951-990-  
1053.

## Window/Solar Panel Wash

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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



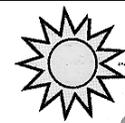
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Claremont, CA 91711-8780

Tel: **909.624.6204**

Cell: **951.315.7572**

e-mail: [tim@lodestarsystems.com](mailto:tim@lodestarsystems.com)  
<http://www.lodestarsystems.com>



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Window Cleaning, Power Washing  
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points & fees than conventional loans

Age is merely the number  
of years the world has been  
adoring you.  
— Author Unknown

## LEGAL TENDER legalads@claremont-courier.com • 909.621.4761

### ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

FILE NO. 2021181056

Current File No: 2019250519

The following person(s) has/have abandoned the use of the fictitious business name DANCE STREET WEST, located at 509 EAST RTE. 66, GLENDORA, CA 91740. The fictitious business name referred to above was filed on SEPTEMBER 17, 2019 in the County of Los Angeles. Registrant(s): 1.) SHANNON LANCASTER, 1502 EAST COLVER PLACE, COVINA, CA 91724. The business was conducted by an Individual. This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on AUGUST 13, 2021. I declare that all information in this statement is true and correct. (A registrant who declares as true information, which he or she knows to be false, is guilty of a crime.) /s/ Shannon Lancaster Title: Owner PUBLISH: August 20 and 27 and September 3 and 10, 2021

### NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY DROPKIN

CASE NO. 21STPB07729

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MARY DROPKIN: A PETITION FOR PROBATE has been filed by LESTER DROPKIN in the Superior Court of California, County of Los Angeles. THE PETITION FOR PROBATE requests that LESTER DROPKIN 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. (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: Date SEPTEMBER 10, 2021 Time: 8:30 A.M. in Dept. 9 Room: located at: Superior Court Of California, County Of Los Angeles, 111 North Hill Street, Los Angeles, CA 90012, Stanley Mosk Courthouse IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your 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. Petitioner: LESTER DROPKIN 456 Hathaway Road, White River Junction, VT 05001 Ph# (909) 518-3059 Publish: August 13, 20 and 27, 2021

### FICTITIOUS BUSINESS NAME

File No. 2021162606

The following person(s) is (are) doing business as: **THE BANDAIDE**, 204 Yale Avenue, Ste. B, Claremont, CA 91711. Registrant(s): **RIDE THE TIDE COLLECTIVE**, 204 Yale Avenue, Ste. B, Claremont, CA 91711.

This business is conducted by a Corporation. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ KENT S. POMEROY Title: OWNER This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 07/20/2021. 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 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: August 6, 13, 20 and 27, 2021

### NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 525 W Arrow Hwy. Claremont CA. 91711, September 9, 2021 @ 11:30 AM. Martha Yanamura, unit appears to contain, car parts, helmet, clothing boxes, misc. items.

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above refer-enced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. CN979698 09-09-2021 Aug 20,27, 2021

### FICTITIOUS BUSINESS NAME

File No. 2021157066

The following person(s) is (are) doing business as: **GRACE REIKI GROUP**, 2502 N. Mountain Ave., Claremont, CA 91711 Registrant(s): **SARAH STOCKHAM**, 2502 N. Mountain Ave., Claremont, CA 91711, **HEATHER NICHOLSON**, 2807 Mary Street, La Crescenta, CA 91214, **ANGELA JOHNSON**, 159 West Green Street, Unit 508, Pasadena, CA 91105. This business is conducted by a General Partnership. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Sarah Stockham Title: General Partner This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 07/12/2021. 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: August 6, 13, 20 and 27, 2021

### FICTITIOUS BUSINESS NAME

File No. 2021165939

The following person(s) is (are) doing business as: **NEXIPECTIONS**, 406 Charleston Dr, Claremont, CA 91711. Mailing address: 112 Harvard Ave., #399, Claremont, CA 91711. Registrant(s): **EMCDERMOTT, LLC**, 406 Charleston Dr, Claremont, CA 91711. This business is conducted by a Limited Liability Company. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Eric McDermott Title: Managing Member This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 07/23/2021. 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: August 13, 20, 27 and September 3, 2021



# REAL ESTATE

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 our absolute best,  
 without compromise."*

**Carol Ward**  
 Broker Associate  
 909-268-3988




Ward & Ward Team **DRE#00460702**

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 www.MasonProphet.com and click on "Testimonials,"  
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*"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**



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**LEGAL TENDER** legalads@claremont-courier.com • 909.621.4761

NOTICE OF TRUSTEE'S SALE T.S. No.: 2021-2866  
 Loan No.: CUEVAS APN: 8448-056-014 YOU ARE  
 IN DEFAULT UNDER A DEED OF TRUST DATED  
 08/22/2017. UNLESS YOU TAKE ACTION TO PRO-  
 TECT YOUR PROPERTY, IT MAY BE SOLD AT A  
 PUBLIC SALE. IF YOU NEED AN EXPLANATION  
 OF THE NATURE OF THE PROCEEDING AGAINST  
 YOU, YOU SHOULD CONTACT A LAWYER. A  
 public auction sale to the highest bidder for cash,  
 cashier's check drawn on a state or national bank, check  
 drawn by a state or federal credit union, or a check  
 drawn by a state or federal savings and loan association,  
 or savings association, or savings bank specified in  
 Section 5102 of the Financial Code and authorized to  
 do business in this state will be held by the duly  
 appointed trustee as shown below, of all right, title, and  
 interest conveyed to and now held by the trustee in the  
 hereinafter described property under and pursuant to a  
 Deed of Trust described below. The sale will be made,  
 but without covenant or warranty, expressed or implied,  
 regarding title, possession, or encumbrances, to pay the  
 remaining principal sum of the note(s) secured by the  
 Deed of Trust, with interest and late charges thereon, as  
 provided in the note(s), advances, under the terms of  
 the Deed of Trust, interest thereon, fees, charges and  
 expenses of the Trustee for the total amount (at the time  
 of the initial publication of the Notice of Sale) reasonably  
 estimated to be set forth below. The amount may be

greater on the day of sale. Trustor: VINCENTE CUEVAS,  
 A MARRIED MAN, AS HIS SOLE AND SEPARATE  
 PROPERTY Duly Appointed Trustee: American Default  
 Management Recorded 09/06/2017 as Instrument No.  
 20171010385 in book //, page // of Official Records in  
 the office of the Recorder of LOS ANGELES County,  
 California, Date of Sale: 09/07/2021 at 10:00AM Place  
 of Sale: Behind the fountain located in Civic Center  
 Plaza, 400 Civic Center Plaza, Pomona CA 91766  
 Amount of unpaid balance and other charges: \$658,124.33  
 Street Address or other common designation of real  
 property: 1043 VIA ROMALES (VACANT LAND)  
 SAN DIMAS, CA 91733 A.P.N.: 8448-056-014 The  
 undersigned Trustee disclaims any liability for any in-  
 correctness of the street address or other common des-  
 ignation, 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.  
 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 ap-  
 plicable, the rescheduled time and date for the sale of  
 this property, you may call (916) 939-0772 or visit this  
 Internet Website www.nationwideposting.com, using  
 the file number assigned to this case 2021-2866. Infor-  
 mation about postponements that are very short in  
 duration or that occur close in time to the scheduled  
 sale may not immediately be reflected in the telephone  
 information or on the Internet Website. The best way to  
 verify postponement information is to attend the scheduled

sale. Date: 08/04/2021 American Default Management  
 433 N. Camden Drive, 4th Floor Beverly Hills, California  
 90210 Automated Sale Information Line: (916) 939-  
 0772 TERRIE CENICEROS, SR., TRUSTEE SALE  
 OFFICER NPP0384939 To: CLAREMONT COURIER  
 08/13/2021, 08/20/2021, 08/27/2021

NOTICE TO CREDITORS OF BULK SALE AND  
 OF INTENTION TO TRANSFER ALCOHOLIC  
 BEVERAGE LICENSE(S)

(UCC Sec. 6105 et seq. and B & P 24073 et seq.)  
 Escrow No. 2816-CP NOTICE IS HEREBY GIVEN  
 that a bulk sale of assets and a transfer of alcoholic  
 beverage license(s) is about to be made. The name(s)  
 and business address(es) of the Seller(s)/Licensee(s)  
 are: MELODY HEE SHIN, 400 AUTO CENTER  
 DRIVE, CLAREMONT, CA 91711  
 Doing Business as: THE CAJUN CRAB All other  
 business name(s) and address(es) used by the Seller(s)/Li-  
 censee(s) within the past three years, as stated by the  
 Seller(s)/Licensee(s), is/are: NONE The name(s) and  
 address of the Buyer(s)/Applicant(s) is/are: DUC MINH  
 DANG, 644 ARROW HWY, POMONA, CA 91767  
 The assets being sold are generally described as: FUR-  
 NITURE, FIXTURES, EQUIPMENT, GOODWILL,  
 TRADENAME, LEASE, LEASEHOLD IMPROVE-  
 MENTS, COVENANT NOT TO COMPETE AND

ABC LICENSE and is/are located at: 400 AUTO  
 CENTER DRIVE, CLAREMONT, CA 91711 The  
 type of license(s) and license no(s) to be transferred  
 is/are: ON-SALE BEER & WINE EATING PLACE  
 41-571447, And are now issued for the premises located  
 at: SAME The bulk sale and transfer of alcoholic  
 beverage license(s) is/are intended to be consummated  
 at the office of: GLOBAL FIRST ESCROW, INC.,  
 19271 COLIMA RD., SUITE F ROWLAND HEIGHTS  
 CA 91748 and the anticipated sale/transfer is SEP-  
 TEMBER 27, 2021 The purchase price or consideration  
 in connection with the sale of the business and transfer  
 of the license, is the sum of \$160,500.00, including in-  
 ventory estimated at \$500.00, which consists of the fol-  
 lowing: DESCRIPTION, AMOUNT: CHECK  
 \$20,000.00; CASH \$140,500.00; ALLOCATION  
 TOTAL \$160,500.00 It has been agreed between the  
 Seller(s)/Licensee(s) and the intended Buyer(s)/  
 Applicant(s), as required by Sec. 24073 of the Business  
 and Professions code, that the consideration for transfer  
 of the business and license is to be paid only after the  
 transfer has been approved by the Department of  
 Alcoholic Beverage Control. Dated: 8/17/21 MELODY  
 HEE SHIN, Seller(s)/Licensee(s) DUC MINH DANG,  
 Buyer(s)/Applicant(s) 444206 CLAREMONT COU-  
 RIER 8/27/21



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**Claremont Recent Sales** July 2021

Address	Total sq. ft.	Price
2463 San Fernando Ct	2997	\$1,145,000.00
862 Lancaster Dr	1180	\$460,000.00
253 E Green St	872	\$584,500.00
4201 Via Padova	3543	\$2,068,500.00
665 S College Ave	1407	\$536,000.00
673 S Indian Hill Blvd C	1088	\$425,000.00
644 Charleston Dr	1989	\$951,000.00
2141 Oxford Ave	2833	\$1,000,000.00
910 Pomona Ct	2171	\$875,000.00
580 Black Hills Dr	1938	\$950,000.00
525 Wayland Ct	1210	\$385,000.00
237 W Baseline Rd	2389	\$1,325,000.00
239 Ramona Ct	1334	\$710,000.00
1402 Wells Ave	1522	\$625,000.00
1122 Vanderbilt Ave	1832	\$869,000.00
465 Converse Ave	1576	\$775,000.00
2433 San Jacinto Ct	2421	\$995,000.00
4133 Via Padova	1989	\$1,322,000.00
739 Danville Dr	1180	\$475,000.00
3429 N Towne Ave	2378	\$1,062,500.00
1688 Mural Dr	1700	\$905,000.00
3560 Padua Ave	1679	\$1,209,000.00
2342 Jamestown Ct	2227	\$1,200,500.00
274 San Luis Pl	2466	\$1,068,500.00
488 University Cir	1503	\$1,000,000.00
1148 Alamosa Dr	4556	\$2,358,000.00
144 E Blue Mountain Way	2691	\$932,000.00
55 Cornell Ave	1605	\$665,000.00
305 Notre Dame Rd	1542	\$750,000.00
817 Pomello Dr	3995	\$1,539,000.00
1935 Lassen Ave	2622	\$1,038,000.00
885 Drake Ave	1040	\$640,000.00
887 Peninsula Ave	4275	\$2,100,000.00
1953 Lockhaven Way	1499	\$550,000.00
580 W 12th St	2640	\$1,375,000.00

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

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**NOTICE OF PETITION TO ADMINISTER ESTATE OF JUDITH T. NELSON AKA JUDITH THOMPSON NELSON AKA JUDITH NELSON CASE NO. 21STPB06168**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JUDITH T. NELSON, AKA JUDITH THOMPSON NELSON, AKA JUDITH NELSON

A PETITION FOR PROBATE has been filed by DIANE E. COLLINS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that DIANE E. COLLINS 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. (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: 10/05/2021 at 8:30 a.m. in Dept. 9 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your

attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner  
 Kathleen B. Flannery - SBN 76412  
 P.O. Box 358, Claremont, CA 91711  
 909-624-4551  
 PUBLISH August 20 and 27 and September 3, 2021

**NOTICE TO CREDITORS OF BULK SALE (UCC Sec. 6105)**  
 Escrow No. 26379-JY

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), business address(es) of the Seller(s), are: BIFC, INC. 175 W. Foothill Blvd., Pomona, CA 91767 Doing Business as: Wierschnitzel #26 All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: none The location in California of the Chief Executive Officer of the Seller(s) is: same The name(s) and address of the Buyer(s) is/are: Jean Allocati 175 W. Foothill

Blvd., Pomona, CA 91767 The assets being sold are described in general as: furniture, fixture and equipment, tradename, goodwill, lease, leasehold improvement, covenant not to compete, if any and are located at: 175 W. Foothill Blvd., Pomona, CA 91767 The bulk sale is intended to be consummated at the office of: Central Escrow LA, Inc. 3660 Wilshire Blvd., Suite 108 Los Angeles, CA 90010 and the anticipated sale date is 09/16/21 The bulk sale is subject to California Uniform Commercial Code Section 6106.2 YES/NO YES The name and address of the person with whom claims may be filed is: Central Escrow LA, Inc., 3660 Wilshire Blvd., Suite 108 Los Angeles, CA 90010 and the last date for filing claims by any creditor shall be 09/15/21, which is the business day before the sale date specified above. BUYER:  
 S/ Jean Allocati 8/27/21  
**CNS-3505159# CLAREMONT COURIER**




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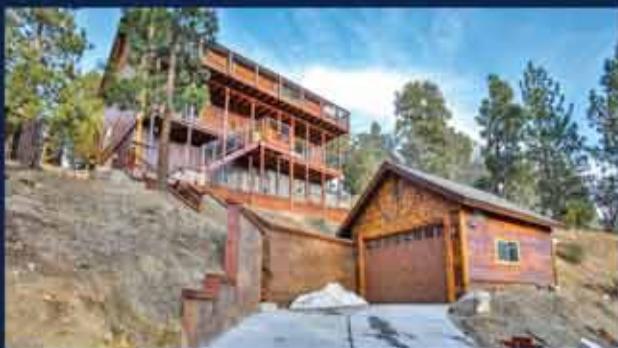


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