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CALENDAR: Golf, tech workshop, organ concert, free mulch and more! ► PAGE 10-11



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Show of support ► PAGE 4



Chris Clark high fives with the Claremont High School football team during a break in practice on Tuesday at the school. Chris, a big football fan, recently visited coach Shane Hile to ask if he could be a team manager, which Hile agreed to enthusiastically. COURIER photo/Steven Felchundneff

Are changes coming to curbside dining? ► PAGE 2



Rise in cases driven by new contagious subvariant

by Steven Felschundneff
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Public health officials cautioned recently that rising COVID-19 cases and a climbing positivity rate indicate another outbreak could be coming. On Wednesday the county reported 1,146 new cases, the highest daily count since the waning days of the Omicron surge. Additionally, the positivity rate has jumped to 2.8% after hovering around 1% for most of February and March.

Fortunately, for the time being, the jump in cases has yet to result in a corresponding increase in hospitalizations, with just 230 people currently hospitalized in L.A. County. Deaths have also been modest with 15 reported on Wednesday.

The current spike in cases is being driven by the

Omicron subvariant BA.2, which has been spreading quickly in Europe and now on the east coast of the United States. In response to a recent 50% increase in cases, on Monday Philadelphia health officials began requiring masks to be worn indoors.

The last time the COURIER published a coronavirus update on March 4, the top news was the end of all indoor masking requirements in the county. However, public health highly recommended that people continue to mask up in certain high risk environments such as crowded indoor spaces.

“Under the modified order, masking indoors is strongly recommended but not required regardless of one’s vaccination status in most settings. Under federal and state guidelines, masking will still be required on public transit, in emergency shelters, at all health care settings, in correctional facilities, homeless shelters and long-term care facilities,” the COURIER re-

ported at that time.

Public health officials say people should continue to abide by familiar safety measures, masking, social distancing and isolating if feeling sick, As students return following spring break.

“Given recent increases in cases of COVID, anyone with illness symptoms needs to stay home and get tested to be sure they aren’t infected,” a public health official said. “Masking and being fully vaccinated and boosted, if eligible, are also both strongly recommended and can prevent outbreaks, which typically increase after holidays with many gatherings.”

Since our last report seven weeks ago, the county reports 1,037 new cases in Claremont, 105 of which were recorded in the last week. The city’s cumulative total is now 7,062. Sadly, five more of our neighbors have died from COVID-19, bringing the total mortality here to 86.

Council approves funding boost for PACT

by Steven Felschundneff
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The Claremont City Council committed to spend \$175,000 annually for two years to pay additional expenses connected with maintaining the Psychiatric Assessment Care Team, informally known as PACT. The city manager’s office has recommended the funding be drawn from revenue received through the American Rescue Plan Act.

The Psychiatric Assessment Care Team, which is a partnership between the Claremont Police Department and Tri-City Mental Health, funds two trained and licensed mental health professionals who respond to certain non-emergency calls received by the police.

“The goal of the PACT is to utilize police resources more effectively and efficiently to respond to mental health needs of Claremont residents and/or visitors by using trained mental health professionals to take the lead on non-violent, non-criminal calls for assistance received by the police department, including responses to addressing persons with mental health needs who do not have a permanent residence,” police officials said in a statement when the program started.

The PACT program was approved by the city in February 2021, and the team has been responding to calls since last April. However, the team’s very exist-

tence was in doubt because of higher than expected costs, including liability insurance.

During the April 12 city council meeting, Katie Wand, assistant to the city manager, said Tri-City had been notified by Vantage Insurance Company that excess liability coverage of \$2 million for the PACT team would carry a \$200,000 annual premium.

“As a result of this unbudgeted expense associated with the insurance coverage, and due to the lack of available funding within their budget last month, Tri-City staff were going to recommend that their governing board temporarily suspend the PACT program and continue to work with city staff to find an acceptable solution,” Wand said.

The city has agreed to spend \$175,000 in both 2022 and 2023 to address the budget shortfall created by the excessive insurance premium. That represents 50% of the program’s cost including roughly \$150,000 in salary and benefits for the two PACT employees. Tri-City will cover the other half of the cost.

“This cost sharing agreement is reflective of our partnership with Tri-City and the value this program has brought to our residents and visitors,” Wand said.

Councilmember Sal Medina asked how long Claremont could continue funding PACT using only federal stimulus money before the city would have to find other revenue sources.

“The ARPA funding that we have received and will

continue to receive has to be expended by the end of December 2026. So, for a little over four and a half years we could fund the program using ARPA funds exclusively,” City Manager Adam Pirrie said.

The increased funding will maintain PACT’s existing hours of service and number of employees.

Claremont returns to in-person meetings

During his city manager’s report, Adam Pirrie announced the Claremont City Council would return to in-person meetings at city hall beginning on April 26.

The meeting will be conducted in a hybrid format, meaning that people could still participate from home, including speaking during public comment. Commissions will return to in-person meetings on May 1.

Changes coming to curbside dining?

At its next meeting on April 26 the council will discuss the COVID era Claremont AI Fresco program which allowed restaurants to commandeer parking adjacent to their business for expanded outdoor dining. The program is scheduled to end on July 4, and the city is looking for input from residents. The outdoor dining program has been popular and enabled many restaurants to make ends meet during the height of the pandemic, however, it has also resulted in fewer parking spots for businesses that do not serve food.

watch•dog

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Elsasser coming back, but questions remain at CUSD

by Mick Rhodes

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Claremont Unified School District's superintendent drama took an unexpected twist this week when it made public its intent to re-hire former leader Jim Elsasser, who just 16 months ago left for a job with the Placentia-Yorba Linda Unified School District.

The district's board of education was set to vote after press time Thursday in "consideration and approval of the contract of employment with Dr. Jim Elsasser as Superintendent of Schools for the Claremont Unified School District, with an effective date of 7/1/2022."

Elsasser, who spent nine years at CUSD prior to stepping down at the end of 2020, was universally feted upon his departure as a beloved and respected figure. He had been on the job in Placentia-Yorba Linda just 16 months before announcing the move Monday.

Elsasser's all but certain return follows the April 1 announcement of current superintendent Jeff Wilson's firing, "without cause," after just one year on the job. Speculation regarding the circumstances of Wilson being shown the door so abruptly were inflamed further by an April 15 statement issued by CUSD Board of Education President Steven Llanusa.

"Earlier this year, the Board determined to exercise a clause in Dr. Wilson's employment contract that allows the Board to release Dr. Wilson without cause," read Llanusa's statement. "This clause means what it says — Dr. Wilson has been released from his position as Superintendent without cause."

Llanusa's statement, apparently intended to help quell the online and in-person chatter around town about CUSD's latest personnel move, had the opposite effect.

The head-spinning series of events helps put into context the machinations of the past two weeks, during which comments on CUSD's Facebook page and elsewhere have varied from "What in the world?" to "vague," and "uncomforting."

Wilson was hired in May 2021 after a lengthy candidate search conducted by Educational Support Services Group — at a price tag of between \$19,750 and \$24,500. CUSD's Board of Education voted 4-1, with Llanusa dissenting, to approve his four-year contract at \$273,646 per year, plus benefits.

According to Wilson's contract — which is viewable on the COURIER's website — he "shall" receive a cash severance equivalent to one year's salary and a year of health benefits in the event he is fired without cause. So taxpayers appear to be on the hook for \$273,646 in severance pay, plus the cost of Wilson's healthcare benefits through June 30, 2023.

The COURIER has been working hard to determine the complete financial implications of Wilson's departure. But nobody close to the situation is saying anything.

Reached Wednesday, four of the five members of the CUSD Board of Education — Nancy Treser Osgood, Kathy Archer, Bob Fass, and president Llanusa — declined to comment further for this story. Each deferred to Llanusa, who cited "protocol" for the reason he refused to entertain questions from the press. The COURIER made clear its intent to ask questions only about non-confidential or non-privileged public information matters, but the board refused en masse to be questioned. Board member David Nemer did not respond at all.

Llanusa told the COURIER Monday it must file a Freedom of Information Act request to get at the complete financial details of Wilson's severance package. We did so on Monday, but CUSD had not yet produced the results of that request by press time Thursday. Once again, the financial details of school dis-



The Claremont Unified School District Board of Education announced this week it intends to rehire Jim Elsasser as superintendent of Claremont's public schools. Last month the board said it was not renewing its contract with superintendent Jeff Wilson and was seeking a replacement. Elsasser left his CUSD job on January 1, 2021 to lead the Placentia-Yorba Linda Unified School District. COURIER photo/Steven Felschundneff

trict employees' severance packages are public and not protected under federal, state or local personnel confidentiality laws.

"Jeff [Wilson] has asked that questions about his separation be answered by him," Llanusa said. "He is aware of the public's right to know, and will follow the process laid out for public requests for information regarding the Freedom of Information Act. Jeff's contract outlines the financial obligations for release without cause."

But over the past two weeks Wilson has steadfastly refused to answer any of the COURIER's questions about the financial aspects of his severance package.

Reached via text early Tuesday, Wilson told the COURIER he had checked with CUSD's legal counsel and had been advised not to comment to the press about the public financial information portion of his severance with the district.

"Hi Mick," Wilson wrote. "I did my checking and cannot comment on what has happened to me here at CUSD. I'm sorry and I know you are just doing your job."

Llanusa wrote in the April 15 letter the board wanted to move in "another direction" in firing Wilson.

"[S]uch change is not based on a performance flaw or any concern whatsoever regarding Dr. Wilson and his fine work at CUSD," Llanusa added in the letter.

If not performance, then what was the decision based on?

"As written in the statement given to the community, the board simply determined to take a different direction," Llanusa said. "As indicated in the agenda for the upcoming meeting, hiring Jim Elsasser as next year's superintendent will be presented for a vote. All items regarding this transition need to be finalized at a duly authorized board meeting."

There is also the looming question of the timing of CUSD's move. Wilson announced his departure from CUSD in an April 1 letter to the community, citing "unforeseen circumstances." It's unclear at this point whether those circumstances had to do with the district's desire to re-hire his predecessor, or if that came

after the fact. The COURIER has yet to find anyone close to the situation who will go on record to answer this question of timing, including school board members.

Another interesting wrinkle is Llanusa is the only CUSD board member who voted against hiring Wilson back in May 2021. The COURIER asked him if he could elaborate on his misgivings.

"I cannot ... No comment," he said.

Asked if his reticence to answer the question was due to a legal concern, or simply a personal preference, Llanusa again said, "No comment."

He then bristled when asked if some readers might perceive some of his answers, or lack thereof, as evasive. "There will be a meeting on Thursday," he said. "All information will come out then." Asked if his May 2021 reservations regarding Wilson's hiring would be included, Llanusa again demurred. "Those are not pertinent to this issue," he said.

Llanusa said there will be a time when the public will have more information regarding Wilson's departure.

"But the information needs to be released appropriately, and if it's confidential or privileged information, [it] has to be requested utilizing a Freedom of Information Act request," Llanusa said. "As I said, those requests should go through Superintendent Jeff Wilson's office."

Following a volley of terse text exchanges on Tuesday, the COURIER asked Llanusa instead for a face-to-face or phone interview. He refused, leaving unasked our questions about the timing of the superintendent change, and the value of the healthcare portion of Wilson's severance package.

Throughout the week, the COURIER repeatedly made clear to Llanusa and the other board members its follow-up questions were not of a confidential or privileged nature, yet each of them refused to talk. Llanusa said information about Wilson's severance would be publicly available after Thursday's meeting. The COURIER will update this story when that information becomes available.

CHS football manager is good teammate on and off the field

by Steven Felschundneff
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When Claremont High School football coach Shane Hile saw Chris Clark roll his wheelchair into his classroom with eyes as big as saucers, he knew the 15-year-old freshman wanted to join the team.

But in this particular case, Hile refrained from coaching and let Chris take the initiative.

“So I kind of put together pretty quick what he had come to talk about. I am sitting there like a big tough guy trying not to cry, but in my mind I was [thinking] ‘You are already hired,’” Hile said.

“I just rode up to him and said, ‘Hey coach, can I help the team?’ He said ‘Do you want it?’ and I said ‘Yes, I do want it,’” Chris said.

And that is how Chris became one of the Wolfpack’s football team managers for the upcoming season.

On Tuesday, a perfect sunny Southern California afternoon, Chris rolls around the football field in a “Wolfpack football” shirt cheering for the team and talking with Hile and the other coaches. The team managers perform a host of duties aimed at making the practices, and games, go smoothly. Some of the tasks, such as organizing and fetching equipment, will be difficult for Chris because of the wheelchair, but Hile said they had just begun spring practice and were still sorting out the tasks Chris might perform.

For the time being, he is an inspiration for the coaches and players, because of his positive attitude and willingness to help out in any way he can.

“But the really cool thing is, between him and the boys it’s not contrived or anything, they just dig each

other and he fits right in. It’s not like people are trying to accommodate him. It just flows and is kind of awesome,” Hile said.

“I will do whatever they need me to do, but I am here to motivate them,” Chris said.

This same positive attitude earned Chris the David Stoecklein Family Memorial Fund award of \$2,500 at the Be Perfect Foundation’s annual gala honoring him for his “determination, humor and unwavering faith.”

The Be Perfect Foundation was launched by Hal Hargrave Jr. who is not only a CHS graduate, but also played football for the Wolfpack. Hargrave also

“I do some volunteer work as a hospitality minister for [Our Lady of the Assumption] church. I am trying to have my PE teacher create a program for my friends who want to get out of their chairs.”

That physical education program would be similar to the workouts at The Perfect Step, where students can get out of their wheelchairs to do stretching and resistance exercises.

He is working to get motivational speakers to come to the school to illustrate how others have overcome life’s obstacles. He has also been urging the school district to acquire communication devices for those

who can’t speak, including training so they can use the equipment effectively.

“He is a good kid, he cares about his friends,” Gloria Clark said.

The Clarks are big Dodgers baseball fans and Chris knows all the players and can recite their stats. But when it comes to the gridiron, he roots for the 49ers because up until recently there were no Los Angeles teams. He basically loves sports, according to his mother.

“If he had it his way, he would be out there playing baseball, but he can’t so he wants to be team manager,” Clark said.

On April 29, Chris will be one of the honorees during the Making a Difference Awards Ceremony hosted by East San Gabriel Valley Special Education Local Plan Area.

Back on the football field, Chris is chatting with fellow team manager, sophomore Kylie Roberts. The two students also work on the staff of the yearbook, which they say is already completed.

Kylie said she enjoys being part of the team because she gets a firsthand, close-up view of the games, with which Chris agreed.

Asked about his full schedule he admitted it was kind of crazy but not a problem.

“I am a pretty busy guy but I like it,” he said.



Claremont High School freshman Chris Clark is a busy teenager, going to class, volunteering at his church, working on the yearbook and serving as one of the team managers for the Wolfpack football team. He recently received a \$2500 scholarship from the Be Perfect Foundation for his determination, humor and unwavering faith. COURIER photo/Steven Felchundneff

founded The Perfect Step where Chris has received physical therapy for four years.

His mother, Gloria Clark, said her son is a real advocate for students with disabilities at Claremont High, with a number of projects in the works.

“I really like helping my community,” Chris said.

CHS senior pitcher leads shutout win over Alta Loma

by Andrew Alonzo
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On Tuesday, Claremont High School’s varsity baseball team defeated Alta Loma high at home, shutting out the Braves 5-0.

Runs from junior Izaiah Camacho, and seniors Kody Johnson and Kenny Wang in the bottom of the first inning gave the Wolfpack an early advantage.

It was a rough day in Claremont for the Braves and their senior pitcher Dominic Gravina, as he gave up all five runs before being taken out during the bottom of the sixth.

Wolfpack senior pitcher Aiden Ross, however, enjoyed not only a complete game shutout victory, but also had a run batted in for the first time since recovering from a broken finger.

Ross made quick work of Alta Loma in the first, with two flyball outs and a strikeout of senior Dylan Corona.

In the bottom of the first, Claremont’s took an early lead it never let slip.

Leading off for the Wolfpack was Johnson, who doubled off Gravina. Then Camacho bunted, beating the pitcher’s throw to first for a single and advancing Johnson to third.

Johnson then scored on a wild pitch from Gravina to put the Wolfpack up 1-0 while Camacho advanced to second base.

Gravina then walked seniors Kenny Wang and Ross, loading the bases.

Junior Adrian Sanchez then popped up and was tagged out at first as Wang advanced to third and Camacho scored, making it 2-0 Claremont.

Senior David Lopez then singled and brought home Wang to make it 3-0, but Ross was called out at third after some good defensive play from Alta Loma.

It was a defensive battle during the third, fourth and fifth innings, with both teams able to get runners on base but unable to capitalize.

“The defense played real well and we’ve been playing defense pretty good all year,” Head Coach Charlie Reynoso said. “We were hoping to get more runs to be honest with you and we had the bases loaded as well ... we missed opportunities but we also cashed in some.”

Claremont put the game to bed during the bottom of the sixth inning after Alta Loma committed a series of errors.

While Gravina opened the inning with a strikeout of freshman Wyatt Green, Ross’s pinch hitter, junior Brodie Ramos was able to snag a single after a big hit to center.

Johnson grounded to short, and looked like he would be thrown out, but Alta Loma shortstop Morales overthrew first, allowing him to advance to second and Ramos to third.

Alta Loma third baseman junior Seth Reker then dropped a Claremont junior Benjamin Gallegos line drive, allowing Ramos to score and putting the Wolf-

continued next page

POLICE BLOTTER

By Mick Rhodes

Tuesday, April 12

The Claremont Police Department responded to a 9:10 p.m. call from a manager at Stater Bros., 1055 W. Foothill Blvd., regarding a man who had just stolen a single can of beer from the store. Arriving officers found the suspect, Israel Lopez, 37, from La Verne, standing near the intersection of Foothill and Towne Ave., where he had allegedly been seen by passersby walking in traffic and challenging people to a fight. As police questioned him, they say he began speaking incoherently about "the presence of sins," and told them he had no alcohol on him, "but I'm drunk." Strongly suspecting he was telling the truth, police administered a field sobriety test, which apparently confirmed that suspicion. Lopez was arrested on a misdemeanor charge of drunk in public and transported to CPD headquarters, where he was booked and jailed. After detoxing, he was released in the wee hours with a citation and a date with a judge at Pomona Superior Court.

Wednesday, April 13

Police received an early morning call from West Covina cops letting them know they had made contact with Christian Infante, 35, an Ontario man wanted on a felony no-bail Claremont arrest warrant. Claremont police picked Infante up at 6:15 a.m., in time for his

arraignment that day in Pomona court. The case stemmed from Infante's April 23, 2020 arrest for car theft and possession of a stolen vehicle, both felonies, after a license plate reading camera alerted police a stolen 2000 grey Chevy Silverado pickup had crossed over into city limits. Officers found the truck, allegedly driven by Infante, a short time later at Mt. Baldy Rd. and Fergus Falls. Infante, who was also on L.A. County probation for a previous weapons charge conviction at the time, was arrested and issued a citation to appear in court, which he apparently skipped, triggering the no-bail bench warrant on which West Covina cops arrested him.

Thursday, April 14

Claremont police on extra patrol at Joslyn Senior Center, 660 N. Mountain Ave., conducted a 2:13 a.m. welfare check on a 72-year-old unhoused woman sleeping there in violation of nearby Larkin Park's curfew. A records check revealed the woman had an arrest warrant out of Glendora, and she was taken into custody, booked, and held for Glendora police, who presumably transported her to their jail where she was held pending her arraignment in West Covina Superior Court.

At 4:30 p.m., Claremont police responded to a battery in progress call from the 400 block of Elder Dr. While en route they saw a 59-year-old West Hollywood man fitting the description of the suspect nearby at College Park,

and detained him. At the Elder Dr. home they found the 27-year-victim. She told police the West Hollywood man, whom she had previously been in a dating relationship with, and had since secured a restraining order against, had gained entrance to her home and assaulted her. Police say the man began making unwanted sexual advances, she told him no, he became angry, threatened to kill her, and began choking her. She told police she nearly lost consciousness and thought she was going to die before eventually getting free and dialing 911. The alleged assault left the victim with red marks around her neck, police said. The man also allegedly threw a large rock through the victim's bedroom window before leaving and making his way to nearby College Park. The alleged assailant was arrested without further incident on three felony counts of domestic violence, making criminal threats, and assault with a deadly weapon (his hands). Other charges included violation of a court order and vandalism, both misdemeanors. He was booked and jailed in front of his April 18 arraignment in Pomona Superior Court.

Friday, April 15

A 11:26 p.m. fight in progress call from Piano Piano, 555 W. Foothill Blvd., resulted in alleged battery victim Joel Maya, 40, both filing a police report detailing being "jumped" by four or five men in the bar's restroom, ending up in the hospital, and getting a

ticket for misdemeanor drunk in public. Arriving officers say they saw 10 people involved in a fight in the parking lot when they pulled up. They questioned Maya, one of the combatants, who they say was belligerent, slurring his words, asking repetitive questions, stumbling, having difficulty standing on his own, and smelled of alcohol both on his breath and clothing. Los Angeles County Fire Department personnel evaluated the Fontana resident and determined he needed to be taken to Pomona Valley Hospital Medical Center, but not before CPD issued him a citation for misdemeanor drunk in public.

Monday, April 18

Claremont police responded to yet another call regarding a possible fight in progress, this time at Eureka Burger, 580 W. First St. A passerby told police he saw a man and woman sitting in a white Mazda outside Eureka involved in an argument that appeared to have turned physical. Cops responded at 11:37 p.m., but the couple had already driven off, heading south on Indian Hill Blvd. Police caught up to them as they were entering the 10 Freeway heading west, and pulled them over. After an interview it was determined the argument was in fact verbal only, with nobody physically hurt. But Sergio Bawa, 35, from Rowland Heights, was driving on a suspended license, so he was arrested on the misdemeanor charge, his car was impounded, and he was booked and released with a citation to appear in court.

CHS baseball wins 5-0

pack up 4-0. CHS got their fifth run on a line drive sacrifice fly for the final score, 5-0.

Tuesday's win over fourth place Alta Loma was a big morale booster for the Wolfpack, who are in fifth place in the Palomares League, just one game behind the Braves.

With third place Glendora losing to second place Ayala on Tuesday, Claremont's win keeps the Wolfpack in the race for a Division 4 CIF-Southern Section playoff spot.

If Glendora loses Tuesday and Thursday and Claremont wins Thursday's upcoming game over Alta Loma, Claremont and Glendora will battle for a playoff spot next week.

"We see [Glendora] twice next week and if we beat them twice, win our next three games, and they lose their next game plus ours, then we'll go to the playoffs," said coach Reynoso. "There's a slim chance, we need help from somebody else ... but fingers crossed."

According to CIF-SS baseball playoff regulations, all five [to] six team leagues will be guaranteed three entries into the playoffs. All eyes are on Reynoso and Claremont to sneak into that third place slot on the final day.

After Tuesday's win, Claremont's league record stands at 4-8, and 10-13 overall.

On Thursday, the Wolfpack traveled to Alta Loma to play the Braves for a second time in Palomares League competition. Updated results from that game can be viewed at maxpreps.com.



Claremont High School's senior pitcher Aiden Ross throws a fastball to Alta Loma junior batter Dominic Paris during the top of the third inning at CHS on Tuesday. Ross went on to finish a complete game shutout. COURIER photo/Andrew Alonzo

Claremont COURIER

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Affordable housing commentary**Dear editor:**

Regarding affordable housing I see us not at a crossroad but more like a roundabout or traffic rotary to stop, look all ways and proceed if safe. And with an eye to the future of inclusiveness after a long run of what many see as the ideal way of life. We have left many behind and see now that as unfair. Let's live with new neighbors with support and understanding. Larkin Place safety will come with a rigorous screening of applicants to prevent crimes against the elderly and children. Thank you for your clear, concise statement of the issues of affordable housing. We're fortunate to have this joint project of Pilgrim Place and Jamboree Housing Corporation, two not-for-profit organizations with proven track records for excellent residential services. Failure to do our own planning and development of affordable housing may come at a steep price should our state government step in.

Rita Gonzales Levine
Claremont

A good society**Dear editor:**

When Lyndon Johnson called his program The Great Society, the journalist

**READERS
COMMENTS**

Murray Kempton remarked that he would prefer a good society. Kempton's ear was just right. Greatness, for nations at least, does not fall onto the same scale as goodness (just as evil is not being very, very naughty). To be a great nation requires domination: military power and successful military adventures with economic and political domination as well.

We are currently seeing that pursuit of national greatness in Putin's desire to Make Russia Great Again – and so the brutal invasion of Ukraine.

Our own version of Putin – Trump lacks Putin's intelligence and depths of cruelty and his wanting in the end merely more personal achievements (money, adulation) – did have the words down pat: Make America Great Again.

Let us not get sucked into the pursuit of greatness – what we need to achieve is a good society.

Merrill Ring
Claremont

Low-income housing**Dear editor:**

Your editorial of Friday, April 15 does an injustice to those of us opposed – not to a residence for low-income and “unhoused” people in Larkin Park, quite the contrary – but to Jamboree's proposed funding source which requires that people with ongoing drug use, and/or mental illness cannot be denied residence, and further, cannot be evicted for such. It is proposed as a “permanent supportive housing” facility that must admit people with ongoing drug use issues. Furthermore these people will come from agencies that serve eastern L.A. County.

I have attended several meetings of the group that is trying to influence the characteristics of such a facility, and no one there has voiced any objections to the construction of the facility for low-income and/or homeless persons, especially veterans, older folks and homeless persons that are indigenous to Claremont, who will not be sought as residents for the proposed facility. I do not speak for that group, but have in fact heard their much support for a facility in the proposed site that would accommodate people as these.

But to locate a facility that must accommodate current drug-users and persons

**ADVENTURES
IN HAIKU**

*Rhino is leaving
A poet writes words of loss
"Nothing gold can stay"*

– **Dennis Lloyd**

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

with mental illness, where counseling is optional, where up to three unvetted visitors per unit are permissible for two weeks out of every month (but which has no apparent means of enforcing that rule – evictions are not allowed), to have all this in close proximity to El Roble Intermediate School (not to mention its nearness to other schools and retirement communities) seems madness, not just “complaining NIMBYism.”

Robert Borton
Claremont

Citrus College program prepares students to pursue health care degrees

by **Laura J. Bollinger, Citrus College Governing Board Member**

Chloe Haskin has found her calling. After completing her associate degree in nursing this June, the 28-year-old Citrus College student will transfer to Azusa Pacific University to pursue a bachelor's degree in the same field. Her ultimate goal is to earn a master's degree and become a family nurse practitioner. “I believe I will be able to make a true difference in people's lives,” she said.

Despite this enthusiasm and determination, Haskin's road to academic success was not always guaranteed. Growing up in a single-parent, low-income home, she never believed college was

an option. However, Citrus College's pre-allied health degree program changed her educational and professional trajectory.

Pre-allied health is an academic pathway designed for students interested in a career in allied health care fields, such as nursing, dental hygiene, medical laboratory technology, physical therapy and more. By pursuing an Associate of Science Degree in pre-allied health, students receive the strong biology and chemistry foundation needed to be successful in many health care professions. After completing the required coursework, they are ready to enter registered nursing programs or transfer to four-year colleges and universities.

Haskin is one of many students who have used the college's pre-allied health degree option as a stepping stone to academic and professional advancement. A rigorous and demanding program, it enrolls an estimated 400 students each year – a number that has increased by 400% over the last 25 years.

To earn a pre-allied health degree, students must complete general education requirements, as well as human anatomy, human physiology, microbiology and chemistry classes. Among other requirements, they must earn a C or better in each course and maintain an overall GPA of at least 2.0 in all degree-applicable work.

Although the coursework can be challenging, the program's faculty and staff are committed to helping their students achieve success. “Most of the faculty are on a first-name basis with their students,” said Arnold Kondo, biology instructor at Citrus College. “No need to intimidate them with the title of professor or doctor. We are just normal people trying to help them make progress on their academic paths.”

As a result of the individualized attention students receive, they learn to apply their knowledge of anatomy, physiology and microbiology concepts to more advanced courses. They also learn to work safely in a laboratory or clinical setting and to develop strong communication skills. In fact, some graduates later return to the program and serve as mentors to other aspiring health care professionals.

This is exactly what Haskin has done. After completing her pre-allied health degree and entering the Citrus College Registered Nursing



Chloe Haskin, a graduate of the Citrus College pre-allied health program, will earn her second degree from the college in June 2022.

program, she returned as a guest speaker and answered questions from the next generation of students. “The amazing faculty members at Citrus College have helped me become someone who truly believes in pursuing and achieving her dreams,” she says. “I thank them every day for their ability to challenge students and watch them blossom into amazing health care professionals. Because of them, I not only received knowledge, I grew as a person as well.”

As Claremont's representative on the Citrus Community College District Board of Trustees, I am proud of the progress taking place in the Citrus College pre-allied health program, and I am grateful to the faculty, staff and students for their great work. Because of their commitment to excellence, Citrus College will continue to produce skilled health care professionals well into the future.



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MAY 7**

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Helen Feller
Chris Frausto
Gena Lawson Egan
Aleta Jacobson
Hitomi Yamamuro
Linda Rabati
Toti O'Brien

Safety's Illusion

I've been thinking a lot about safety. We all want it. COVID has made it more of a feverish topic. We frequently align ourselves with a certain political ideology, thinking that a political party will bring forth the safety we crave. There is plenty of evidence on both sides that we rarely get the comfort we need, and if we are lucky enough to attain it, someone else is left wanting or there are plenty of people trying to take it away from us.

Safety comes in many forms. Are we talking about physical safety, financial safety, safety in old age, or safety as a child? When I was a kid, it was safe to sit in the car's front seat or on my grandfather's lap, pretending to drive. It was one of my favorite memories, now a ticketable offense.

It was not uncommon to walk alone six blocks to the grocery store, even at dusk, beginning around the age of 10. Schools were thought to be safe, with hardly a death on school grounds making the news. We still struggle with the notion that most sexual abuse, something so well hidden when I was a child, usually comes from within close family circles. We encourage our elderly to move to an assisted-living facility or at the very least a 65-and-over community, hoping that their safety will be ensured.

In thinking about safety I ponder how much we give up in its quest, and I wonder how much safety is an illusion when we think we've got it. I wrote last



INSIDE & OUT

by STEVE HARRISON

time that after much thought I moved my mom into assisted living. However, I'm left to wonder how much safety I can ensure her, and whether the very concept at age 89 is possible. How many broken hips take place in the old-folks home? How safe did mom or dad feel at the senior living establishment during COVID, without a visit from the outside world except maybe through glass. To what extent do we diminish life and all its pleasure in the name of safety? Maybe for my mom, living alone with all its dangers was worth the risk.

We love risk taking. Rock climbing, roller coaster rides, football, skiing, even scary movies thrill, the closer we are to danger. Risk taking seems ingrained in the American character. Certainly, caution comes with age, with generational conflicts resulting in the navigating of just what is too dangerous or too safe. Risk is a young person's game. But I keep wondering if we can be too safe; if after a spurt of carefree,

youthful risk-taking, we batten down the hatches once the truth or fear of mortality becomes more of a reality. Is it possible we diminish life by attempting to make it so safe?

We grow comfortable with safety's illusion. We believe our democracy is safe from outside or inside interference; we want to believe we all play by the same rules. Our banks' pass codes and accounts are safe from manipulation. We believe in the very financial currency that is based on little more than mass agreement. (Can we really cash in our \$100 bill for something of tangible worth — wampum or a pot of gold?) We believe our retirement funds are solvent and safe. The drinking water free of contaminants. Churches, schools, and medical facilities free of abuse. Vaccines pure, tested, reliable. We need to believe. A friend suggested our illusion is what keeps us sane.

When confronted with safety's illusion, its security built on quick sand, we quickly look away or rationalize away the truth. We go to great lengths to assure ourselves everything is okay. A slap disrupts order but can't stifle the comic. Laws passed or rescinded don't make America great again, the concept of a "perfect" past America is absurd. Perhaps all we are left with is abiding by and honoring the social contract — people getting along and respecting one another even when the other doesn't seem like us. Maybe that is really what provides the safety we crave. We all need to be like Lady Gaga: "I've got you!" Compassion. Empathy. Respect. The Golden Rule.

Mt. Baldy School centennial celebration and pancake breakfast

Mt. Baldy School will celebrate its centennial anniversary with fun activities on Saturday, April 30 from 8 a.m. to noon, and the public is invited. The celebration was delayed for a year by the pandemic. In October of 1921, Mt. Baldy School, originally called Camp Baldy School, opened its one-room schoolhouse to the children of Mt. Baldy. The public school currently serves students from kindergarten through eighth grade.

The celebration will include a pancake breakfast hosted by the Parent and Teachers Association, and the opening of the school's time capsule. There will also be a fire engine, police car and sheriff helicopter on display. Students will lead a trivia game and offer in-person interviews of school alumni in the amphitheater.

Guests can enjoy the complimentary photo booth, fire hose timeline and a video retrospective, among other activities, a news release said. The theme of the day is to honor the past, celebrate the present and look forward to a bright future at Mt. Baldy School.

"We are so excited to celebrate with our village friends, as well as folks who might be visiting Mt. Baldy School for the first time," Principal Nancy Sirski said in a statement. "This is a very special place with an incredible setting that allows us to offer a unique educational experience to our students."

In preparation for this event, Sirski recalled the fun of unearthing the school's time capsule and said families have put in many hours to prepare.

"We've had adults and students replanting in the school

garden and handling some spring cleaning around campus," she said.

The mission of the nurturing and unique mountain community school is to ensure students a dynamic educational experience. By fostering creativity and critical thinking, Mt. Baldy School equips the whole child to lead and thrive in an ever-changing world, a news release read.

For more information, visit the school website at www.mtbaldy.k12.ca.us or call 909-985-0991.

Mt. Baldy School is located at 1 Mt. Baldy Road and is the only school in the Mt. Baldy School District.

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Across

- 1. Very very long time
- 4. Baby's first word maybe
- 8. 2022 Payton lecturer, Soledad
- 14. Sorority 'T'
- 15. Someone to look up to
- 16. Funeral vehicle
- 17. Cash machine
- 18. South African monetary unit
- 19. Daily pressure
- 20. Spanish wines
- 22. Basic belief
- 23. Indian megastar Aishwarya
- 24. Witch
- 27. "Home ____"
- 29. Go astray
- 30. "Chicken Soup for the ____"
- 31. Relax
- 36. Acclaim
- 38. Lady rapper
- 39. Money of Iraq
- 41. Shop tool
- 43. West coast town, ____ Point
- 44. ____ Paulo, Brazil
- 45. Have the throne
- 46. Began
- 52. Web address
- 53. Technology used in self-driving cars

- 54. Lucky charm stone

- 58. Kiwani program to provide service to the community
- 60. "Almighty" title role for Steve Carell
- 61. ____ Simbel, Egypt
- 62. Cream stuffed pastry
- 63. Fabricated
- 64. Breed
- 65. Boats' backs
- 66. Downhill racer
- 67. Grant opponent

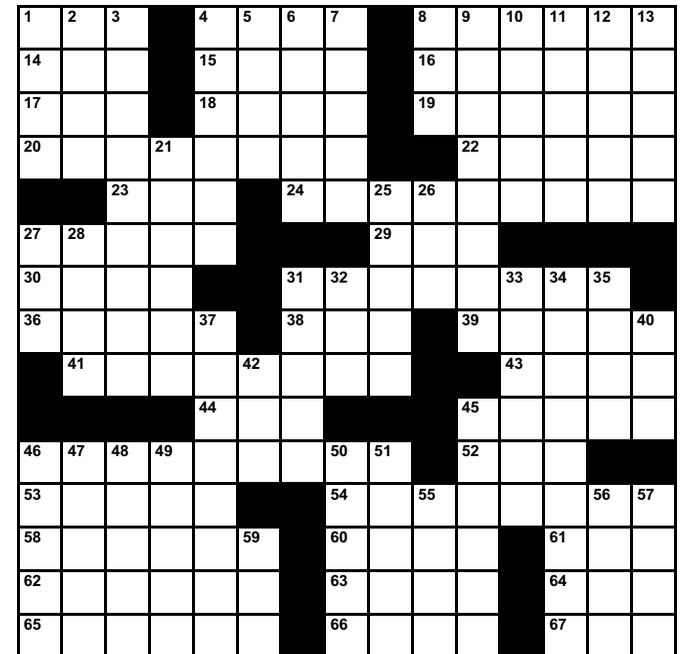
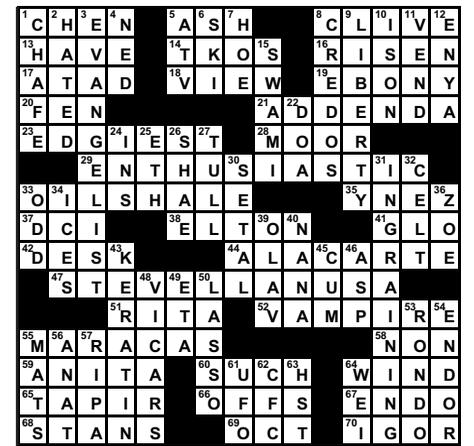
Down

- 1. Fraternity letters
- 2. Curse
- 3. Head honcho
- 4. Claremont City Manager, Adam _____
- 5. Exotic berry thought to be a super-food
- 6. Breads of cornmeal
- 7. "____ to bed"
- 8. Expressions of surprise
- 9. Beat
- 10. More sparse
- 11. "Me, Myself & ____" (2000 comedy)
- 12. Squiggles
- 13. Crows' homes

- 21. Came close to empty

- 25. Repair again
- 26. TV screen, abbr.
- 27. Hearth residue
- 28. Out of the ____
- 31. Cover anew, as a plot
- 32. Costar of Teri in Desperate Housewives
- 33. Helpful ones
- 34. Stamped correspondence
- 35. Yin's opposite
- 37. Hold back
- 40. Campaigned
- 42. Grammy nominee in 2007: Corinne Bailey _____
- 45. Kaput
- 46. Tart fruits
- 47. Add a bit of color
- 48. Jane Eyre's student
- 49. Speeder's bane
- 50. Stuff
- 51. Pertaining to warships
- 55. Stow, as cargo
- 56. Ready, willing and _____
- 57. Microwave
- 59. Mos. and mos.

Answers to puzzle #669



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What's happening Claremont?

FRIDAY 4/22

• Happy Earth Day from the COURIER!



• Exercise has endless benefits, but it can be hard to find time for it during a busy week. Join Inter Valley Health Plan's **Friday Fitness course**, held virtually every Friday at 10 a.m., to get some movement in. Attendees learn a new exercise every month and classes are free for all to enjoy. To register, visit ivhp.com/vitality.



• The Claremont Forum's **dollar book sale** kicks off today at noon. Stop by the bookstore, located in the Packing House, this weekend as hundreds of books will be available for as little as \$1. Proceeds from the three-day sale supports the Prison Library Project. For more information, visit claremontforum.org/event/1-book-sale-6.

SATURDAY 4/23

• The City of Claremont is offering **free mulch**, available on a first come, first served basis beginning at 7 a.m. at the Metrolink parking lot, on the corner of First St. and College Ave. Residents must enter the west end of the lot. For more info, contact Community Services at (909) 399-5431 or visit ci.claremont.ca.us/Home/Components/Calendar/Event/6268/20.

• The public is invited to the **Pomona Valley certified farmers' market**, held every Saturday from 9 a.m. to 1 p.m. on the northwest corner of Pearl Street and Garey Avenue in Pomona. The market features organic and chemical-free produce from local urban farms, books and more. For more information, visit pomonaacfa.org.



SUNDAY 4/24

• The Claremont Garden Club's annual fundraiser, the **Garden Tour**, is back! The tour begins at 10 a.m. at the California Botanic Gardens. There, attendees will pick up the event's brochure and a map of participating 2022 gardens. Tickets start at \$20 and can be purchased at claremontgardenclub.org. Tickets include entrance to the Botanic Gardens the day of the tour. For more information, contact Sustainable Claremont at (909) 625-8767 ext. 238.

• Today is the final day to witness the exhibit, "**John Frame: Mephistopheles and the Swan Girl**," at the Claremont Lewis Museum of Art, at 200 W. First Street in the Claremont Depot. General admission begins at \$5. The museum is open between noon and 4 p.m. every Friday, Saturday and Sunday. For more information, contact the museum at (909) 621-3200.

• **Polyhedra** will perform live jazz at College Center, 665 E. Foothill Blvd., at 2 p.m. The concert will last approximately three hours and is free to the

public. For more information or to view the monthly jazz lineup, visit jazzatcollegecenter.com.

• The Musicians' Club of Pomona Valley will host a **free organ concert** at Claremont United Church of Christ, 233 Harrison Ave. The concert will take place at 3 p.m. and will feature Frances Nobert, Angelica Prodán, Bruce Jones and special guest artist Edino Biaggi. While this is a free and public concert, donations to the group are appreciated. Attendees are asked to observe social distancing and to wear a mask if unvaccinated. Call (909) 931-3618 for more information.

MONDAY 4/25

• The **Casa Colina Invitational Golf Tournament** tees off at 8 a.m. today at the Red Hill Country Club in Rancho Cucamonga. The tournament supports the Padua Village Residential Program and all proceeds from the event will help Casa Colina continue to provide the highest levels of care for the residents of Padua Village. Entry into the golf tournament begins at

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\$1,250. For more information, visit casacolina.org/paduagolf.

TUESDAY 4/26

• Ontario resident Samuel Fonseca will appear on an episode of “**The Price Is Right**” today between 11 a.m. and noon on CBS.

• For those seeking to practice their **bridge** skills and engage in friendly competition with others, stop by the Joslyn Center every Tuesday and Wednesday to play an exciting game of bridge. Games are played from noon until 4 p.m. No pre-registration is required. For more details, contact the Joslyn Center at (909) 399-5488.



• The **Claremont City Council** will host its **second meeting** of the month beginning at 6:30 p.m. at the council chambers, 225 W. Second Street. While a limited number of residents will be able to attend the meeting in person, all will be able to tune in via Zoom. For more info or to learn how to attend, visit ci.claremont.ca.us/Home/Components/Calendar/Event/6084/20.

WEDNESDAY 4/27

• The streets and freeways are already dangerous, but as we get older they become even more so. Learn driving tips that may make it safer for you and your passengers to navigate the roads with Inter Valley Health Plan’s upcoming course, **Graceful Aging: Driver Safety**. The course will also help you recognize when it is time to give up those keys and help how to discuss this sensitive topic with those you love. The virtual course begins at 11 a.m. To register, visit ivhp.com/vitality.

• Every second and fourth Wednesdays, the Service Center for Independent Life hosts a free virtual **career building workshop** for individuals with disabilities at 11 a.m. Topics covered in the workshop include resume building tips, how to develop job and interview skills and much more. For more info, visit eventbrite.com/e/scil-career-building-workshops-tickets-216427288847.

• AgingNext’s hosts a caregiver **support group** at 6 p.m. via Zoom. This event is free, but attendees are asked to RSVP in advance. For more details or to RSVP, contact AgingNext at (909) 621-9900.

THURSDAY 4/28

• Today is the final day to donate shoes to Crossroads Inc.’s **shoe drive**. The nonprofit is accepting new and gently worn men, women and children’s shoes, sandals, work boots and more. Drop off is at 1269 Harvard Ave., in front of red door at the end of driveway. For questions, call 909-626-7847 ext. 101 or email info@crossroadswomen.org.

• Claremont High School volunteers are back with their **Teen Techies workshop for seniors**. The monthly spring workshops are free one-on-one tech tutoring courses that cover topics like apps, games, social media and more. Bring your smartphone, flip phone, tablet, or laptop to the Youth Activity Center between 3:45 and 5:30 p.m. for assistance. This is a drop-in workshop and no pre-registration is required. Contact the YAC at (909) 399-5360 for more details.

• Today there are two **ribbon cuttings** for the Claremont Chamber of Commerce. At 4:30 p.m., the chamber will be in San Dimas at McKinley Children’s Center to unveil its new music room. Then at 5 p.m., the ribbon will be snipped at Packing House Wines in Claremont as part of its 15th anniversary celebration. For more details, visit <https://business.claremontchamber.org/events/calendar>.

• At 7 p.m. in the council chambers, the **traffic and transportation commission** will host its monthly meeting. Agendas are posted on the city’s website and at city hall the Thursday evening before the meeting. For more information, visit ci.claremont.ca.us/Home/Components/Calendar/Event/5807/20.

FRIDAY 4/29

• The West End Auxiliary of Children’s Fund presents the **Green Carpet Dollar Garden Walk** today and tomorrow, April 30 at two local gardens beginning 10 a.m. both days. You can participate in the Opportunity Drawing or bring dollar bills to line the garden paths to support vulnerable children. The event will take place at 464 W. Seventh Street and at 4460 Cardinal Cushing. Tickets are \$35 for this event. To purchase a ticket, contact (909) 899-6797.



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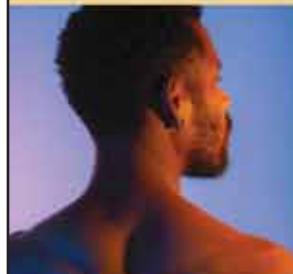
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Commission to review phase three of the South Village development

Residents are invited to attend the upcoming Claremont Architectural Commission meeting on April 27 for a preliminary review of the site plan and design of the third phase of the South Village development project.

"The project is located on 3.58 acres of land occupying roughly the lower third of the Village South Specific Plan area," the city added. "The applicant has submitted preliminary plans for the above-described improvements that include site plans, architectural elevations, floor plans, and perspective drawings," according to a news release from the city.

The public already got a peek at the first two phases of the project which is the first to be proposed under the Village South Specific Plan. As planned, South Village will offer hundreds of new housing units, flexible live, and work spaces as well as new retail store fronts.

The plans are considered preliminary at this point and will not be approved at the meeting, which will be held virtually at 7 p.m. via Zoom.

For more information about the meeting, visit ci.claremont.ca.us/Home/Components/Calendar/Event/5981/20.

Free Foot Health Screenings

Are you at risk for losing a lower limb due to diabetes?

Join Casa Colina Hospital and Centers for Healthcare for a free health screening focused on identifying people at risk for lower-limb complications that could lead to amputation if not treated—



specifically those with diabetes and peripheral artery disease (PAD).

The free foot exam will take 5 to 10 minutes and will be performed by a certified wound care nurse with experience treating diabetic foot ulcers. The nurse provides a dermatological, neurological, musculoskeletal, and vascular screening for all participants, followed by appropriate recommendations if needed.

**First Friday
of every month*
1:00-4:00 p.m.**

Casa Colina Pomona Campus
255 E. Bonita Ave., Pomona, CA 91767
(Outside the Research Institute, Bldg. 4A)

**First Wednesday
of every month*
9:00 a.m.-Noon**

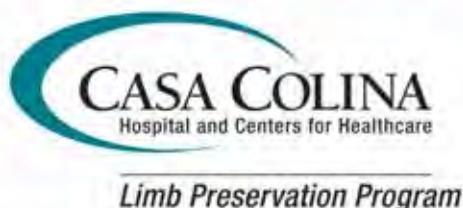
Casa Colina Azusa Center
910 E. Alosta Ave., Azusa, CA 91702

RSVP today! Call 909/596-7733, ext. 3039 to register.
Walk-ins are also welcome.

To learn more about the Casa Colina Limb Preservation Program, call 909/596-7733, ext. 3039 or visit www.casacolina.org/LimbPreservation.
To schedule an appointment, call 909/596-7733, ext 3800.

*Screenings are not offered on holidays and some holiday weekends.
Dates and times are subject to change.

This screening is limited to identifying individuals at risk for foot ulcers associated with diabetes and PAD.



Celebrate Earth Day with Sustainable Claremont

Beginning at 8:30 a.m. on April 24, Sustainable Claremont and the City of Claremont will host the first in-person Earth Day Celebration since 2019.

Join the city and its green partners at Shelton Park for a fun, educational, and impactful celebration of our planet.

Residents can expect e-bike test rides, youth activities, a native plant give away, hands-on home composting workshops, exhibitor booths from local sustainability organizations and walking tours. Registration is required and a \$10 donation is suggested.

Between 9 and 9:45 a.m. and 11 and 11:45 a.m., residents can participate in the "Our Urban Forest Tree walk." These walks will be led by Bryan Vejar, a campus arborist at the California Institute of Technology in Pasadena. The walk will "touch on some of the basic concepts of arboricultural science using examples of six different trees growing nearby."

"The lecture will be followed by a Q&A where participants will have the opportunity to further discuss some of the talking points, discuss some of their own experiences with trees or ID additional trees nearby," the walk's description read.

Between 9:30 and 11 a.m., residents can participate in Douglas Kent's tree walk, "Foraging Clare-

mont."

"Join this inspiring presentation and learn the basics of foraging in Claremont and beyond. Expert forager Douglas Kent will teach how to protect yourself, the most common foraged foods, and delicious treats that often go unnoticed," the walk's description read. "Foraging is fantastic fun and for everyone, for every age group, and for every ability."

All three walks will begin at Shelton Park, which sits on the corner of W. Bonita Ave and N. Harvard Ave. Residents can register for the walks online via Eventbrite or by utilizing the links on claremont-courier.com.

- **Our Urban Forest Tree Walk: 9-9:45 a.m.**
- **Foraging Claremont: 9:30-11 a.m.**
- **Our Urban Forest Tree Walk: 11-11:45 a.m.**

For details, visit sustainableclaremont.org/2022/03/23/earth-day-2022.

A special thanks to the sponsors for helping make this event possible: Golden State Water, Clean Power Alliance, HPM Solar, Ecoterra Holistic Health, California Botanic Garden, Plug-in-America and Randal Lewis.

For more information about Sustainable Claremont, contact (909) 625-8767, ext. 238 or visit sustainableclaremont.org.



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

Betty Thresher Johnson

Beloved matriarch, lifetime learner, traveler

Betty Louise Thresher was born in Hampden, Massachusetts on February 7, 1935. She departed this life April 4 at her home in Nipomo, peacefully, gracefully, and surrounded by the love of her family.

From childhood, Betty was a leader, trailblazer, and lifelong learner. In high school, she was chosen as the representative to American Legion Auxiliary Girl's State and to host the state governor at New England's Eastern States Exposition. She was a Rainbow Girls Worthy Advisor, graduated from Commerce High School in Springfield, Massachusetts in 1952, and later served as president of the Jaycettes.

On September 17, 1955, she married her forever love, Donald "Bud" Johnson in East Longmeadow, Massachusetts, where they settled and had three children before moving to California in 1970 for Bud's work.

"Sixty-six years of marriage only added to the sparkle in their eyes and their love for impromptu dances," her family shared. "Betty loved and served her family well, all while continuing to lead and learn."

In 1984, at age 49, she graduated magna cum laude from Cal Poly Pomona. She went on to work as a docent at the Huntington Library, receiving a scholarship to study the works of Charles Dickens at Cambridge University in England. She served the Philanthropic Education Organization (PEO) for more than 40 years. Her love for learning and teaching others was extraordinary and inspiring.



When the kids were grown, she and her husband began exploring the world. Seven trips with the nonprofit educational travel organization Road Scholar took them to Scandinavia, Italy, Hungary, Scotland and more. But perhaps the most cherished destinations were grandkids' Little League games and school plays. "Whether down the street or hours away, Betty would be there, beside her beloved Bud, smiling proudly," her family said.

She was an accomplished artist, painting everything from soft landscapes to her three children. She was also, from age seven, a devoted member of her church choir.

Family was her greatest treasure. She delighted in gathering as many generations as she could under one roof. She was often telling stories of family ancestors or was behind the camera, capturing moments for the generations to come. "She taught all just how important family is and, with Bud, built a strong foundation of love for her children, grandchildren, and great-grandchildren," her family added.

She is survived by her husband, Donald; children Jeff (Sharon) Johnson, Debby Lee (Dennis) Marchiano, and Greg (Valerie) Johnson; nine grandchildren; fourteen great-grandchildren (with two on the way); and her sister, Ruth (Wendell) Hockersmith.

A celebration of life will be held at a later date at First United Methodist Church of Arroyo Grande.

In lieu of flowers, donations in her honor may be made to First United Methodist Church of Arroyo Grande Endowment Fund at <https://worshipweekly.com/giving.html>.

Charles W. Freitas

Charles W. Freitas, a longtime Claremont resident and educator with the Claremont Unified School District, died in peace and love on Saturday, April 16. "Chuck" served CUSD as a teacher, coach, creator of the Claremont Adult School, principal of Sycamore and Condit elementary schools, culminating his career as director of student services. A more complete account of his life will appear in a future edition of the COURIER.

April concert in Ontario celebrates 1950s music

The Ontario Chaffey Community Show Band and the City of Ontario will present "Music from the 50s" as part of the show band's free monthly concert series on Monday, April 25, at 7:30 p.m. at the band shell in Ontario Town Square located at 224 N. Euclid Avenue.

The April program is highlighted by a repertoire of hits from the golden age of popular music, the band wrote in a news release.

The concert features the Harmony Sisters, Tom "Elvis" Hill, Mike Pfister, and assistant director Pat Arnold. In addition, the group will pay tribute to Neil Foster, a member of the show band's trumpet section who died last month.

The show band will open the evening's performance with Bill Haley's rousing "Rock Around the Clock," featuring a tenor saxophone solo by Pat Arnold.

Trumpeter Mike Pfister will then play a flugelhorn solo entitled "Your Smile," a composition written by Show Band Director Gabe Petrocelli, first performed a number of years ago by Neil Foster.

The band's euphonium player, Tom "Elvis" Hill, will be featured in three Elvis Presley hits: "All Shook Up," "Blue Suede Shoes," and "Suspicious Minds." Hill has been entertaining audiences for over a decade with his impersonation of the King of Rock 'n Roll.

Assistant director Pat Arnold, an instrumentalist and vocalist, will also perform on the saxophone and as a vocal soloist, and will conduct several of the songs performed by Hill.

The special guest artist of the evening is The Harmony Sisters. The group has been singing together since 2002 as the vocalists for the Bill Blanchard Little Big Band. The group features Beverly Crowe, alto; Stacy Sturgis, soprano; and Renata Quijada, second soprano.

The Harmony Sisters will perform a variety of songs, including "Music Music Music," "It's All in the Game," "Sugar Time," "Since I Don't Have You," and "Teach Me Tonight."

Crowe will be the featured soloist on "Walking After Midnight," Sturgis in "What a Difference a Day Makes," and Quijada in "Who's Sorry Now." The group will join vocal soloist Pat Arnold as the background for "I Only Have Eyes for You."

The concert will be narrated by Ontario Mayor Paul Leon, and Assistant Superintendent for the Chaffey Joint Unified School District Chris Hollister.

The performance is free to the public but you can also support the Show Band by feeding its Hungry Tuba located in front of the band shell.

For more information about the concert visit showband.net or email gabe@showband.net.

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

Sale will be by open bid starting 2 weeks prior to the final date of WEDNESDAY May 11, 2022 at 2:00 pm, ending the sale, on the Website of: StorageAuctions.net

Property located at All American Mini Storage, 711 S Mills Avenue, Claremont, CA 91711, Los Angeles County. To be auctioned by American Auctioneers, 1800 838-7653, California bond number BLA6401723. The units below contain household goods and furnishings, appliances, electronics, tools and Unknown goods. The landlord reserves the right to bid at the sale. Purchases must be made with Cash only. Purchases must be paid at the time of the sale. All purchased goods are sold as is and must be removed the day of the sale. Sale is subject to prior cancellation in the event of a settlement between the Landlord and obligated party.
3-365 Jacobs Vasquez, R; 3-333 Mendez, I; 3-229 Reed, J; 3-440, 3-503 Rivera, A; 2-45 Rocha, E 3-395 Washington, A
Publish dates: 4-22-2022, 4-29-2022

FICTITIOUS BUSINESS NAME
File No. 2022072813

The following person(s) is (are) doing business as: 1.) **RANCHO FOOTHILL VINTAGE**, 4663 Madera Drive, La Verne, CA 91750, Los Angeles County. Registrant(s): Carrie Leeper, 4663 Madera Drive, La Verne, CA 91750. Christine Kalousek, 1711 Bonita Ave., La Verne, CA 91750. This business is conducted by a General Partnership. Registrant commenced to transact business under the fictitious name or names listed above in 03/2022. I declare that all information in this statement is true and correct.
/s/ Carrie Leeper. Title: General Partner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 04/05/22. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 15, 22 and 29 and May 6, 2022

T.S. No.: 2021-00674-CA A.P.N.: 5009-008-034 Property Address: 5126 BREA CREST DRIVE, LOS ANGELES AREA, CA 90043

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/17/2006. 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: **OLATUNDE LADOMI, an unmarried man** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 02/24/2006 as Instrument No. **06 0407928** in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **05/19/2022 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: **\$ 418,192.14** 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: **5126 BREA CREST DRIVE, LOS ANGELES AREA, CA 90043** A.P.N.: **5009-008-034** 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: **\$ 418,192.14**. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size

of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2021-00674-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 **2021-00674-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 28, 2022 **Western Progressive, LLC, as Trustee for beneficiary/c/o 1500 Palma Drive, Suite 238Ventura, CA 93003** Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: April 15, 22 and 29, 2022.

T.S. No.: 2019-00455-CA A.P.N.: 5044-030-026 Property Address: 3604 5th Avenue, Los Angeles, CA 90018

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/22/2006. 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: **DANIEL GONZALEZ, A SINGLE MAN** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 03/31/2006 as Instrument No. **06 0690411** in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **06/02/2022 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: **\$ 568,104.69** NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **3604 5th Avenue, Los Angeles, CA 90018** A.P.N.: **5044-030-026** 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: **\$ 568,104.69**. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company,

either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2019-00455-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case **2019-00455-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: April 13, 2022 **Western Progressive, LLC, as Trustee for beneficiary/c/o 1500 Palma Drive, Suite 238Ventura, CA 93003** Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: April 15, 22 and 29, 2022.

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GARY AL SCHISZLER CASE NO. 22STPB02903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GARY AL SCHISZLER. A PETITION FOR PROBATE has been filed by DEBORAH SUDDARTH in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that DEBORAH SUDDARTH 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: 05/02/22 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012. IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner: Parisa F. Weiss, Esq. - SBN 232458 BUCHALTER, A Professional Corporation, 655 W. Broadway, Suite 1600, San Diego, CA 92101 Telephone: 619-219-5351 04/15, 04/22, 04/29/22

THE CLAREMONT COURIER

T.S. No.: 21-4890 Notice of Trustee's Sale Loan No.: *****3140 APN: 8360-026-014 You Are In Default Under A Deed Of Trust Dated 7/24/2002. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount

may be greater on the day of sale. Trustor: Keith S. Walker And Jimmie I. Gillespie, Husband And Wife As Community Property Duly Appointed Trustee: Prestige Default Services, LLC Recorded 7/31/2002 as Instrument No. 02 1787246 of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 5/12/2022 at 11:00 AM Place of Sale: behind fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona Amount of unpaid balance and other charges: \$302,317.57 Street Address or other common designation of real property: 1227 Los Robles Pl Pomona California 91768 A.P.N.: 8360-026-014 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Web site https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 21-4890. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 21-4890. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website https://mkconsultantsinc.com/trustees-sales/, using the file number assigned to this case 21-4890 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: 3/28/2022 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (877) 440-4460 Briana Young, Trustee Sale Officer PUBLISH: April 15, 22 and 29, 2022

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

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: **Mark J. Gomez and Juanita R. Gomez, husband and wife as joint tenants** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded 08/01/2006 as Instrument No. **06 1700591** in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: **05/19/2022 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: **\$ 477,778.17** NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **27406 ONLEE AVENUE, SANTA CLARITA, CA 91350** A.P.N.: **2807-026-010** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$ 477,778.17**. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the**

successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2019-02848-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case **2019-02848-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than **15 days** after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than **45 days** after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 24, 2022 **Western Progressive, LLC, as Trustee for beneficiary/c/o 1500 Palma Drive, Suite 238Ventura, CA 93003** Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: April 8, 15 and 22, 2022

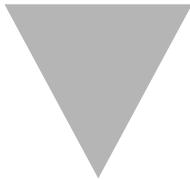
NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 601 Ridgeway Street, Pomona, CA 91768, May 10, 2022 at 10 am. Richard Ragland III, Furniture; Tony Shaw, Boxes, Records, Clothing; Kirk Kanenbier, Christmas decor, personal items, boxes, totes; Don Smartt, Washer and dryer, medium fridge, boxes; Brenda Gonzales, Boxes, Personal Items. The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. CN985976 05-10-2022 Apr 22,29, 2022

FICTITIOUS BUSINESS NAME
File No. 2022082050

The following person(s) is (are) doing business as: 1.) **PET PALS** 374 Sycamore Ave, Claremont, CA 91711, Los Angeles County. Registrant(s): Leslie Presentadi, 374 Sycamore Ave, Claremont, CA 91711. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Leslie Presentadi. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 04/14/22. NOTICE- In Accordance with subdivision (a) of section 17920, a Fictitious Name Statement generally expires at the end of five (5) years from the date on which it was filed in the office of the County Clerk, except, as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. Effective January 1, 2014, the Fictitious Business Name Statement must be accompanied by the Affidavit Of Identity Form. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: April 22 and 29 and May 6 and 13, 2022

CLASSIFIEDS



Employment

Help Wanted

Full-service on-site assembly service. Clean cut, good people skills. Tools, truck a plus. \$15-25 FT/PT. www.iAssemble.org. 909-493-0761.

Marketplace

Want to Buy

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

For Sale

EXERCISE equipment, in great shape. Diamondback 510SR bike, \$250 or BO. Nordictack T8.0 dual flex cushioning treadmill, \$450 or BO. 909.621.9675

Real Estate

Looking to Buy

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

Rentals

Condo for Lease

CLAREMONT VILLAGE LOFT CONDO FOR LEASE. 3 bedrooms & 3 baths. Community Pool & Spa. Pet friendly. \$3,300/month. Geoff@GeoffHamill.com. (909) 621-0500. WSSIR. DRE# 0997900.

QUAIL CREEK. 2 Bedrooms & 2 Baths. approx. 1,000 SF. \$1,995/month Geoff@GeoffHamill.com. (909) 621-0500. WSSIR. DRE# 0997900.

For Lease

LIVE OAK Canyon Guest House Studio. Tranquil wilderness setting. \$1,800/month. Geoff@GeoffHamill.com. (909) 621-0500. WSSIR. DRE# 0997900.

Room for Rent

NEAR downtown: Claremont home has room to rent for female, bathroom, nice patio. \$900/mo includes utilities. Text 909-720-9430.

Seeking to Rent

SEEKING to rent small garden cottage to use as art studio. (206) 819-8053 or donnfry@msn.com.

FOOD SERVICE REQUEST FOR INTEREST

The Claremont Colleges Services (TCCS) is inviting interest from local businesses to propose high-quality food service concepts for the Library Café within The Claremont Colleges Library. The Request for Interest (RFI) is not a binding commitment and TCCS may reject all proposals. Email Communications@Claremont.edu for RFI document. Proposals are due Friday, May 13.

www.claremont-COURIER.com

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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 (Cal-SCAN)

Prepare for power outages today with a GENERAC home standby generator. \$0 Money Down + Low Monthly Payment Options. Request a FREE Quote -Call now before the next power outage: 1-844-439-5645 (SCAN)

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DONATE YOUR CAR TO KIDS Fast Free Pickup - Running or Not - 24 Hour Response - Maximum Tax Donation - Help Find Missing Kids! Call 1-888-491-1453. (Cal-SCAN)

DONATE YOUR CAR OR TRUCK TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-844-491-2884 (Cal-SCAN)

Cable/Internet Services

AT&T Internet. Starting at \$40/month w/12-mo agmt. Includes 1 TB of data per month. Get More For Your High-Speed Internet Thing. Ask us how to bundle and SAVE! Geo & svc restrictions apply. Call us today 1-855-397-7909. (Cal-SCAN)

Cable/Satellite TV

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)

Financial Services

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

Health/Medical

Aloe Care Health, medical alert system. The most advanced medical alert product on the market. Voice-activated! No wifi needed! Special offer call and mention offer code CARE20 to get \$20 off Mobile Companion. Call today 1-844-790-1673. (SCAN)

Insurance

SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurances companies. Get a quote within minutes. Average

savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

Miscellaneous

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 @ (916) 288-6011 or cecelia@cnpa.com

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 @ (916) 288-6011 or cecelia@cnpa.com

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 info call Cecelia @ (916) 288-6011 or cecelia@cnpa.com

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 @ (916) 288-6011 or cecelia@cnpa.com

Real Estate Loans

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

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Looking for assisted living, memory care, or independent living? A Place for Mom simplifies the process of finding senior living at no cost to your family. Call 1-844-741-0130 today. (Cal-SCAN)

Services

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)



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T.S. No. 21002329-1 CA APN: 8765-003-019
NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/26/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest

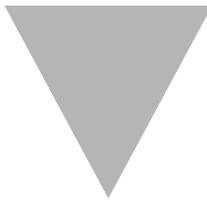
thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **PING-KAI KWAN, A SINGLE MAN** Duly Appointed Trustee: **ZBS Law, LLP** Deed of Trust Recorded on 01/29/2004, as Instrument No. **04 0201388** of Official Records of Los Angeles County, California; Date of Sale: **05/10/2022 at 11:00 AM** Place of Sale: **By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766** Estimated amount of unpaid balance and other charges: **\$304,044.98** Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **20844 STARSHINE ROAD DIAMOND BAR (WALNUT AREA), CA 91789** Described as follows: As more fully described on said Deed of Trust. A.P.N #: **8765-003-019** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within

10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements

be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **866-266-7512** or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case **21002329-1 CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **866-266-7512** or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case **21002329-1 CA** to find the date on which the

trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: **04/08/2022 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.com**
Michael Busby, Trustee Sale Officer
This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 34356 Pub Dates 04/15, 04/22, 04/29/2022

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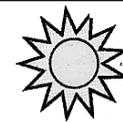
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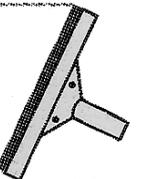
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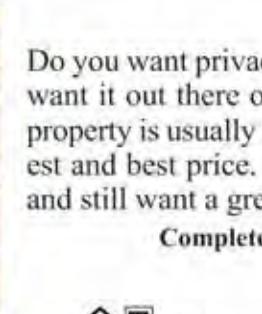
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APN: 8302-027-020 TS No: CA06000042-20-1 TO No: 02-20005711 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 23, 2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On May 19, 2022 at 09:00 AM, Vineyard Ballroom, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 29, 2016 as Instrument No. 20161190192, of official records in the Office of the Recorder of Los Angeles County, California, executed by PAUL A. BACA AND BRENDA A. BACA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for 360 MORTGAGE GROUP, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United

States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3837 SHELTER GROVE DR, CLAREMONT, CA 91711 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$773,191.08 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check

drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of

which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA06000042-20-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the

last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA06000042-20-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 29, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA06000042-20-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 81289, Pub Dates: 4/8/2022, 4/15/2022, 4/22/2022, CLAREMONT COURIER




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Claremont Real Estate Market Snapshot

2022 First Quarter	2022	2021	Change from Previous Year
Total Number of Homes Sold	56	87	-36%
Number Sold > \$800,000	38	38	0%
Number Sold < \$800,000	18	49	-63.3%
Number of Short Sales/REO	0	0	-
Highest Sale Price	\$2,258,000	\$2,600,000	-13%
Lowest Sale Price	\$440,000	\$335,000	31%
Avg. List Price of Homes Sold	\$940,477	\$872,492	7.8%
Avg. Sold Price	\$979,114	\$870,441	12.5%
Median Sold Price	\$900,000	\$780,000	15%
Avg. Days On Market of Homes Sold	18	41	-56%
Median Days On Market of Homes Sold	9	14	-36%
Approx. Number of Homes Currently For Sale	19		

Claremont's market is on fire! Each quarter that I analyze, I'm left just as stunned as the quarter prior. Q1 for 2022 is no different, and the numbers already blow away all those for 2021. How high can the market go, really? Hard to tell. Nobody thought it would be where it is today, and most experts thought the pullback would have happened already.

The median sale price hit \$900,000! Even most of the condo/townhome communities in town are now selling in the upper \$600,000s and some as high as the upper \$800,000s.

Not only are homes selling for astronomical prices, but most are selling within seven days of hitting the market. Median number of days is only 9! And they are selling for \$50,000-\$150,000 over asking in many cases.

I personally do not see prices dropping any time this year. It is possible, with continually rising interest rates, that we will see a cooling of the amount over asking homes are selling for, but prices dropping? Unlikely. As long as we are still seeing 5-12 offers (sometimes upwards of 20) coming in on well-priced homes, prices will continue to rise. Even if inventory picks up, and interest rates rise, that will only cut some of the buyers out of the market for a given home. And even if number of offers drops to 2-3, that still often results in homes selling for at least their asking prices, but often more.

These are exciting times for sellers, but incredibly frustrating for buyers, as statistically they have a 5-20% on average chance of success when they make an offer. There can only be one winner after all. Sadder still are the many young people who aren't yet at the point in their lives when they are ready to buy a home, but who are watching the possibility of homeownership slipping further and further away with every passing month. My advice to them: Save, save, save as much as you possibly can!

Information provided by **Ryan Zimmerman**
Wheeler Steffen Sotheby's International Realty
Contact Ryan at ryan@rrzimmerman.com or call 909.447.7707



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Stunning Mid-Century Modern Pool Home
4 bedrooms, 2 baths, 2,389 sqft, 12,687 sqft lot
Custom Built and Beautifully Updated
Mason Prophet – 909.447.7708
Mason@MasonProphet.com

New Listing



Claremont Classic with Beautiful Gardens
4 bedrooms, 2 baths, 1,870 sqft, 15,000 sqft lot
Hardwood Floors and Multiple Upgrades
Mason Prophet – 909.447.7708
Mason@MasonProphet.com

New Listing



Gorgeous Spanish Mediterranean
Exceptional circa 1936 home in coveted locale
Wonderful upgrades. Enjoy Al Fresco dining
Geoff Hamill – 909.621.0500
geoff@geoffhamill.com

New Listing



Single Story Beacon Pointe End Unit Condo
Light and bright floor plan in turnkey condition
Updated kitchen with granite counters
Joe Porreca - 909.447.7712
Geoff Hamill – 909.621.0500

Coming Soon



Oak Arbor Villa
Stunning corner two-story, 2 beds, 2.5 baths
Custom details, private patio, great location by pool
Bernadette Kendall – 909.322.2100
bernadette.kendall@sothebysrealty.com

Coming Soon



New Village ADU
Contemporary, 1 bed, 1 bath, spacious living room,
dining area, covered patio, near the park & Village
Bernadette Kendall – 909.670.1717
bernadette.kendall@sothebysrealty.com

TASTE
21ST
of CLAREMONT APRIL 23
5-9 PM

Join the Rotary Club of Claremont and the Claremont community for the 21st annual A Taste of Claremont – Rotary's pinnacle fundraising event.
Ticket Information
www.tasteofclaremont.org



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