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Members of the audience applaud the remarks of Councilmember Corey Calaycay on Tuesday during the Claremont City Council meeting. The council voted 3-2 not to approve Jamboree Housing Corporation's request for an easement across the parking lot at Larkin Park, handing the company a setback in their quest to build a permanent supportive housing development on Harrison Avenue. COURIER photo/Steven Felschundneff

Summer is here and there's so much to do. COURIER calendar ▶ **PAGE 10**



In an era of fake news, COURIER transparency is critical

Transparency is a term that is tossed about so often it can have different meanings depending on who you talk to. For the nonprofit COURIER, it pretty much means everything is an open book. But transparency also means making it clear to readers whose voice is behind an opinion or political statement.

In last Friday's print edition (June 27), we inserted a flyer paid for by a Claremont individual spreading the word in opposition to the building of Larkin Place. The advertiser wanted to encourage other like-minded citizens to attend Tuesday's city council meeting to show objection to the project.

Like letters to the editor and viewpoint articles, these opinions are not the views of the COURIER. We merely disperse these expressed perspectives to the public. That's why it's so important to identify the authors, or with an advertisement, to indicate who paid for it.

Regarding Larkin Place, the COURIER has made an effort not to take sides, but to report facts and perspectives from both sides. We also accept advertising, judged on a case-by-case basis, promoting a particular



MY SIDE of the Line

by PETER WEINBERGER

point of view. But any opinion needs attribution, so that it's clear who is saying what.

Although it was clear that the Larkin Place flyer was from the group Safe and Transparent Claremont, we did not require a specific disclaimer stating who paid for the insertion of the flyer. In this case, that was Claremont resident, Linda Mawby, whom anyone can reach through a contact us form on the website.

While no laws were broken, since there are no requirements for attribution or disclaimers in advertising for a city council vote on a development (as there

would be for political committees in election advertising), the COURIER believes the public deserves to know the sources of all our content. We rarely use anonymous sources for example, unless we believe the author would suffer personal harm.

The COURIER encourages people to speak out about issues involving our community, and Mawby simply exercised her rights. But like other political advertising, even though the flyer was placed by an individual, the COURIER should have required the standard "Paid for by..." at the bottom of the flyer or ad, making it clear who was responsible for its content. We did not do so, and for that, the COURIER apologizes. We will do better making sure disclaimers are a part of our political advertising. It's simply the right thing to do.

For more information on political disclaimers, go to the Federal Election Commissions website at: fec.gov/help-candidates-and-committees/advertising-and-disclaimers/.

If you have any questions about our advertising policies, please contact me at pweinberger@claremont-courier.com.

Cannabis tax headed to the November ballot

by Steven Felschundneff
steven@claremont-courier.com

Claremont residents will have the opportunity to approve a tax on cannabis businesses in town if they approve a ballot measure authorized by the city council on Tuesday.

The measure will be on the November ballot and will require just a nominal majority, 50% plus one vote, to pass.

The proposed retail tax would apply to both storefronts and delivery services, with a range of 4% to 7%. Voters will be asked to approve a range rather than a fixed rate to give the council flexibility in tailoring the final rate to match market conditions.

For non-retail cannabis businesses, the tax would be based on either gross receipts, or for cultivation, the square footage of the grow area.

Per city ordinance, there are currently no cannabis businesses in Claremont so the tax would only go into effect

if at some point that policy changes.

"The proposed Ordinance would not allow such businesses; rather, it would merely establish tax rates if such businesses were allowed in the future through the adoption of cannabis-related business and land-use regulations," according to the staff report.

The action was taken in part to circumvent the possibility that a citizen-based initiative would have deprived the council of autonomy over cannabis businesses.

The Claremont City Council approved the ordinance, 4-1, with Mayor Pro Tem Ed Reece voting no because he wanted to include a wider range in the tax.

David McPherson, from the consultant firm HdL Companies, gave the tax ordinance presentation, and stressed the proactive approach so the city has flexibility to address adult use of marijuana, illegal activity, legislative changes and regulatory changes, as well as future trends and policies.

The tax measure can be tailored to allow for changes in technology, evolving hemp regulations, potential po-

tency restrictions, regulation of manufactured products, changes in consumer behavior and banking and tax payment processing.

It's important to set the tax rate at just the right amount. Too high and customers will shop elsewhere or buy from the black market. Too low and it won't generate enough revenue.

The city estimates the ordinance could generate between \$400,000 and \$700,000 annually.

"Because the City of Claremont does not currently permit cannabis businesses (except cannabis deliveries from non-Claremont businesses), it is difficult to estimate the tax revenue the proposed cannabis business tax would be generated for the City. If the City continues to prohibit cannabis businesses, and does not pursue taxes from outside cannabis non-storefront retailers, annual tax revenues would be \$0. If the City permits cannabis businesses in the future, tax revenues would vary greatly depending on the number and type of businesses allowed," according to the staff report.

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Claremont Courier

A LOCAL NONPROFIT NEWSROOM

Council's rejection of easement puts Larkin Place future in limbo

by Steven Felschundneff
steven@claremont-courier.com

The Claremont City Council delivered a setback to the developer seeking to build affordable housing for formerly homeless people by denying Jamboree Housing Corporation's bid for an easement across Larkin Park.

During a meeting that ended two hours into Wednesday morning, the council rejected, by a 3-2 vote, the proposed 24-foot by 275-foot easement across the easternmost parking lot at the park. Councilmembers Corey Calaycay and Sal Medina as well as Mayor Pro Tem Ed Reece voted no.

"Throughout the community outreach and development process of Larkin Place, we have been inspired by the passionate support for Jamboree and our development by the majority of Claremont residents. Additionally, we are grateful for the diligence and expertise provided by city staff," said Marissa Feliciano, director of marketing and communications for Jamboree.

"At the city council meeting on June 28, it became clear that several city council members have demonstrated willingness to violate state housing law. Nonetheless, Jamboree will continue to work with the supporters of Larkin Place as we pursue our mission of creating safe, affordable, and just housing opportunities," she said.

The easement was an integral part of the "preferred site plan" which incorporated gradual increases of the building's mass from two to four stories, and featured open spaces for residents to gather as well as common terraces. The easement would have allowed future tenants to access a rear parking lot from the existing lot at the park, negating the need for a long driveway on the property.

In exchange for the easement, Jamboree agreed to make about \$700,000 in improvements to the parking lot at Larkin Park, including widening the existing driveway, constructing a turnaround at the north end, installing five light standards and resurfacing and restriping the lot.

Linda Mawby of Safe and Transparent Claremont, the main opposition group to Larkin Place, said the organization objects to the easement because it would create a hazard for people using the park.

"The safety of our seniors and children is more important than the aesthetics of a building," Mawby said, referring to the alternate site plan that some have called "the box."

Jamboree has proposed building a 33-unit permanent supportive and affordable housing development consisting of nine studio and twenty-three one-bedroom apartments, as well as a two-bedroom on-site manager's unit. Future residents would be extremely low-income people, those who earn at or below 30% of the area median, who are either currently or in danger of becoming homeless. In addition, tenants will have some type of disability, which could include mobility issues, autism, post traumatic stress disorder, mental disease or addiction issues.

On January 25, the city council voted 4-1 to provide Jamboree with a \$1.5 million loan from its Successor Housing Fund to help pay for Larkin Place. A day later, the preferred site plan, including the easement, was approved by the Claremont Architectural Commission.

"The approved design utilizing the access easement allows for a superior design of the proposed development through improved massing and scale, increased open space, and increased landscaped areas," according to the staff report prepared by City Manager Adam Pirrie.

But three city councilmembers did not see it that way, with Calaycay voicing opposition early into the



Jamboree Housing Corporation's Chief Development Officer Michael Massie responds to a question from the Claremont City Council on Tuesday. After a very long meeting, the council voted 3-2 not to approve a easement the company had requested across Larkin Park. The easement would have been used by the future residents of the planned affordable housing development Larkin Place. COURIER photo/Steven Felschundneff

hearing about the building's height at four stories. He referred to a recent survey conducted by the city which found that many residents say they value Claremont's small town feel. He called approving a four-story building a "slippery slope" that could lead to more large structures in town.

Calaycay said he was not going to have his vote hijacked by the state, referring to the "by-right" status of the project and a letter sent to the City of Claremont from the California Department of Housing and Community Development, commonly called HCD, warning that a denial of the easement could violate state affordable housing law.

City warned denial could break state law

"Because the easement was imposed as a condition of approval for the project, the denial of the easement may equate to the disapproval of the project. As defined in the [Housing Accountability Act,] the 'disapproval' of a housing development project includes not only an outright disapproval of that project, but also includes 'any required land use approvals or entitlements necessary for the issuance of a building permit,' Shannan West, housing accountability unit chief with HCD, said in the letter.

The city's special legal counsel, Thomas Clark, disagreed with West's assessment because the easement was not an existing access way and the agreement between the city and Jamboree involved considerable negotiation and a complete reworking of the parking lot.

"It's completely discretionary and I believe HCD probably didn't have all of the facts when they opined, and I think with those facts they would conclude that it's not subject to the Housing Accountability Act," Clark said.

Claremont City Attorney Alisha Patterson had to recuse herself because Jamboree is also a client of her law firm, Rutan & Tucker.

One of the most contentious aspects of Larkin Place has been its status as by-right, meaning many of the decisions about what gets built are out of local control. Jamboree officials, including Chief Development Officer Michael Massie, have long maintained the company prefers by-in over by-right. However, the company has recently confirmed the by-right sta-

tus of Larkin Place, and repeated that assertion during the council meeting Tuesday.

"The by-right statements by Jamboree are yet another example of how they have shifted their stance. They were very willing to portray being 'a good neighbor' and not considering this or any of their projects 'by-right,' as stated at one of their community meetings; yet, when this is jeopardized, their position changes," Mawby, of Safe and Transparent Claremont said.

Council debate on the easement

During deliberations, Medina focused on the disparity between the process for approving the Village South Specific Plan, which took years and included ample public input, and Larkin Place which to his view seemed to be pushed through.

"Does a four-story project with difficult transportation accessibility fit the neighborhood where we are at? And whether it does or doesn't, again was that process circumvented for the development to make its way through? I will try to choose my words wisely here. Village South, we don't seem to have the same benefit to that developer. That development seems to have a very long process, a very extended process [and a] high level of communication," he said.

"You are right, [about] Village South Specific Plan, that was years and years of community involvement. But that was developing a specific plan, all with changing the zoning from industrial to mixed use. So, [Larkin Place] is not a zone change and so that is part of what makes it completely not the same," Councilmember Jennifer Stark responded.

Reece said he struggled to make his decision, including losing sleep. He listened to others, including city staff and the developer, even conducting his own research by going to Larkin Park to observe the parking lot at peak times, and came to the conclusion that it was not safe to have it be a driveway for a housing project.

"The baseline facts here are that this project is by-right. It is a further baseline fact that at some point in the future there is going to be affordable housing at 731 Harrison. That is a baseline fact. Whether we approve this easement or deny it, Jamboree is going to

continued on page 14

Local religious leaders split on Roe. Just like the rest of us

Written by Mick Rhodes
Photography by Matt Weinberger

Reaction among local religious leaders to the United States Supreme Court decision overturning Roe v. Wade is, as one might expect, varied.

But much like the rest of the country, opinions among the five faith leaders we interviewed are about 60/40 in favor of supporting a woman's right to be in control of her reproductive health.

The COURIER spoke with Cantor Paul Buch, from Temple Beth Israel, in Pomona; Reverend Martha Morales, of Claremont United

Methodist Church; Father Charles Ramirez, from Our Lady of the Assumption Catholic Church in Claremont; Claremont United Church of Christ co-pastors Jen Strickland and Jacob Buchholz; and Mahmoud Tarifi, the president of the board of directors at the Islamic Center of Claremont.

We asked each of them the same pair of questions: does your organization have an official position on abortion? And, what was your reaction to the ruling?



Cantor Paul Buch, Temple Beth Israel

Temple Beth Israel does not have an official position on abortion, Buch said, or on most other politically charged social issues.

"Although I will say that many of our community members, both individually and collectively, have long been involved in the effort to secure reproductive rights for women, and by extension their families, in line with our Union for Reform Judaism's long advocacy in this area," Buch said.

The Union for Reform Judaism, he said, "has long been at the forefront of promoting, securing, protecting, advancing policies, and the ramifications of those policies, for decades."

Buch said he wasn't shocked by the decision.

"We had come to expect it, not only over the recent weeks preceding it after the Alito draft was announced, but just looking at the composition of the Court and understanding the radical right wing conservative agenda to provide Supreme Court justices, and to groom Supreme Court justices, who would be committed to overturning the Roe v. Wade decision," he said.

"But I think more than anything, people should understand that taking away the rights that had been in place for 50 years is, to many of us, a direct affront to our Jewish principles and our understanding about what qualifies as life, what is defined as life, and the millennia-old idea that the primary focus is on the woman and her health and wellbeing, from before the time of conception, all the way to the actual birth. That the ideas that seem to be at the core of this issue — at least from a religious perspective — are not Jewish values.

"In many ways the way that this whole debate has been framed is, in a sense, anti-Jewish."

Father Charles Ramirez, Our Lady of the Assumption Catholic Church

Ramirez said the Catholic Church's position was, "that life begins at conception, and it goes all the way to death. And every human being has dignity, created by God."

Ramirez was the lone religious leader we spoke to who had a purely positive reaction to the ruling.

"My personal reaction is, great!" he said. "I mean, I've been talking about anti-abortion for a long time, you know what I'm saying? I real-



ize that there are people who don't understand it or want their own way, but I basically think that our country has lost their sense of values for what is good, what is holy, what is uplifting, how to love one another and not be so selfish. I mean, the sexual revolution really did the number on us, I believe.

"And here we've got all these problems, millions of abortions that have happened. I think this began way back when, and we're paying the price for it. And millions of babies have had no rights to have a say. Not even the fathers had a say. The biological father hasn't had a say, usually, on whether or not the person they were involved in can have an abortion or not."

Rev. Martha Morales, Claremont United Methodist Church

"We believe that all life is sacred, and we believe that a decision about something as important and life-changing as a pregnancy going forward is something that a woman, her family and her doctor should make together, and that it should not [include] the involvement of government trying to legislate that kind of decision or make a decision like this for a family," Morales said.

"We believe that abortion should be legal and safe and available to all women, and that it should be rare, and that we should seek other options when a pregnancy isn't wanted, or will be detrimental to a woman or her family."

Morales reacted to the ruling much like most women across America.

"I certainly was disappointed," she said. "I wasn't surprised. We knew where this was all heading a long time ago. I was discouraged. I found it a really hard week last week."



Jen Strickland and Jacob Buchholz, co-pastors, Claremont United Church of Christ

The UCC governance structure allows churches to make political position decisions for themselves, Rev. Buchholz said.

"But by and large, the leadership of United Church of Christ is very much in support of a woman's right to choose and make decisions about her own reproductive health," he said.

continued to page 14

POLICE BLOTTER

By Mick Rhodes

Wednesday, June 22

A Claremont Police Department officer on 1:30 a.m. patrol near Foothill Blvd. and Towne Ave. spotted a man, later identified as 28-year-old Covina resident Jose Reynoso, walking south on the east side of Towne. The officer said he noticed Reynoso notice him, then cross Towne Ave.

When the police car approached him, Reynoso allegedly took off running westbound on Foothill Blvd. into the CVS parking lot, then hid behind the Styles Music building. Based on Reynoso's suspicious behavior, the officer attempted to question him, but again he fled across Towne Ave., this time to the Shell gas station. By this time additional CPD officers had arrived. Police say Reynoso then hopped a block wall into the Inka Trails restaurant next door, scaled another block wall, and attempted to escape officers via the Stater Bros. parking lot.

He was then detained without further incident, allegedly telling arresting officers he was on parole for a previous felony grand theft auto conviction. One of the officers on the scene was a drug recognition expert, and evaluated Reynoso. The officer determined he was under the influence of a central nervous stimulant, likely methamphetamine. He was then arrested for being under the influence of a controlled substance, a misdemeanor, transported to the station, booked, and released with a citation to appear in Pomona Superior Court.

Thursday, June 23

Police received a 7:25 a.m. call from

Padua Park, 4270 Padua Ave., from a woman who said her car had just been vandalized. She told arriving officers she had parked her car in Padua's parking lot, then she and her daughter went to use the restroom. When they were out and heading back to their car, the mother said she heard glass shattering and then her car alarm going off. As the car came into view, she reported seeing a gray compact sedan she thought was a Honda or a Subaru leaving the parking lot at a high rate of speed. She didn't find anything missing from her car, but the window was shattered. Anyone who may have seen anything, including a small grey sedan driving in the area at the time, is urged to call CPD at (909) 399-5411.

Friday, June 24

At 9:23 a.m., 67-year-old Inglewood resident Teri Parker, wanted on a warrant for two felony counts, elder abuse by a caretaker and grand theft, turned herself into Claremont PD at the station, 570 W. Bonita Ave., Parker is accused of taking money from a client she had been working for in Claremont. She surrendered in the lobby in the presence of a bail bondsman, was booked, and immediately posted a \$150,000 bond. Parker is due to be arraigned in Pomona Superior Court on August 8.

Yaun Wang, 34, from Jurupa Valley, was arrested for soliciting a prostitute, along with the woman in question, 23-year-old West Hollywood resident Ashley Belafkih, in an undercover operation by Claremont police. As a result of numerous complaints of ongoing sex work happening in the area of the 10 Freeway and Indian Hill Blvd., CPD set up an undercover operation in the area.

Police told the COURIER its common knowledge that sex workers sometimes stay at the nearby Claremont motels, then walk down Indian Hill Blvd. to Holt Ave. in neighboring Pomona, to conduct business. Claremont police drove south on Indian Hill Blvd. to Holt Ave. about 10 p.m.

While observing the comings and goings in the 1000 block of west Holt Ave., they reportedly saw Belafkih, whom they say was wearing tight fitting clothing and a low cut top, similar to a one-piece bathing suit, attempt to flag down 10 to 12 passing cars. Cops say some of the cars pulled over to the curb, and Belafkih was seen talking to the drivers through their passenger windows. Sometime later they say they saw Wang parked in a nearby parking lot in his maroon 2016 Toyota Highlander. They say Belafkih then approached Wang's driver's side window and the pair had a brief conversation. Seconds later, Belafkih allegedly walked around the Toyota and got into the passenger seat. Wang then pulled out of the parking lot onto Pasadena St. Claremont officers then conducted a traffic stop. Police say as they approached his window, Wang was rocking back and forth holding his hands over his face saying, "No, no, no. I'm sorry." He reportedly told officers he and Belafkih negotiated a deal in which he was allowed to do "anything" sexual for \$100. Asked what that meant, Wang is purported to have said, "Sex ... blowjob."

Meanwhile, a records check on Belafkih revealed numerous prior arrests for prostitution. She allegedly admitted she and Wang had agreed to the deal. At the time of his arrest, police say Wang had \$100 cash in one pocket, and an additional \$600 in cash in his car. A

search of Belafkih reportedly turned up a cell phone and one Trojan condom hidden in the middle of her bra. Both were arrested, transported to CPD headquarters, booked, and released with citations to appear for arraignment in a Pomona courtroom.

Saturday, June 25

Claremont cops on patrol at 1:03 a.m. reportedly saw a white 2004 Honda Civic with an expired registration tag near Richbrook Dr. and Towne Ave., and made a traffic stop. Officers say as they approached the driver's side window, they could smell alcohol on the breath of the driver, 49-year-old Covina resident Socorro Larrea. Police reported Larrea's speech was slurred and his eyes were bloodshot and watery.

Based on those symptoms, and the odor allegedly emitting from the Honda, they performed a field sobriety test, which Larrea apparently failed. He was subsequently arrested for misdemeanor DUI. Meanwhile, police returned to the car to speak with Larrea's passenger, Adela Rueda, 45 and from Ontario, whom they say was argumentative.

After unsuccessful attempts to try to help her find someone to come pick her up, police told Rueda she was free to leave the location. She then reportedly became increasingly aggressive toward the officers, and while she was yelling at them, they could smell alcohol on her breath. They determined she was unable to care for her safety, and placed her under arrest for drunk in public. After both suspects spent a few hours detoxing in the Claremont jail, Larrea was released with a ticket and court date, and Rueda was freed without charges.

OUR TOWN

Library program offers big prizes for reading

The Los Angeles County Library system wants to make reading fun this summer and is encouraging children,

teens and adults to take part in its Summer Discovery Program.

"We're celebrating reading, learning, and exploration, and all ages can participate," a news release said. "Join as an individual or family to log books read, write reviews, and complete fun activities with a chance to earn free books, and more."

Participants can partake in the sum-

mer program in three easy steps.

Participants must first register for the L.A. County's Summer Discovery Program by logging on to <https://la-countylibrary.beanstack.com/reader365>. Then participants must choose the age group they are registering for.

Once your profile is completed, all that's left to do is "log books and complete activities to earn incentives and

prizes along the way," the event's description read.

The summer challenge is sponsored by the Los Angeles County Library Foundation and Union Bank and is set to run until August 14.

For more information about the program, contact your local library branch or go online to lacountylibrary.org/contactus.

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Fireworks hiatus**Dear editor:**

Fireworks displays have become a highly honored tradition of celebrating the Fourth of July. There is another perspective, however, as anyone who works/volunteers in animal shelters and/or wildlife refuge, rehabilitation organizations can attest. Fireworks simulate an artillery barrage and many dog owners particularly know the panic that such demonstrations instill in dogs whose hearing is much more acute than our own. I personally know stories of several dogs who in trying to escape the onslaught mistakenly left their yards and got lost or worse, hit by cars. Wildlife rehab workers also know the predictable consequence of these fireworks displays on resident bird populations. It is not at all uncommon for birds to be injured trying to fly away from the threat in the dark while we admire the bright colors and loud explosions that have come to represent our release from tyrannical King George III. Maybe this pause in our traditional attachment to fireworks displays to symbolize our national holiday can provide us with a rethinking of how best to commemorate this historic date without causing undue harm to pets and wildlife.

We are proud Claremont residents.

Kathy Brindell, Will Decker & Clegg Decker

Recent electric outages**Dear editor:**

A home utility provider (internet, gas, water, trash, electricity, etc.) does their service for a fee. It is a simple transaction where the service is in the "background" i.e., it is expected to be provided without any inconvenience caused by the consumer. It is delivered without issue and in return consumers pay the required fee, without the ability to negotiate. I haven't complained about any of the previously mentioned utility providers regarding their service lacking, and when I did call when my internet went out, Spectrum arrived within hours and resolved the issue in a couple of hours. But when I contact-

**READERS
COMMENTS**

ed Southern California Edison, it was not the same experience. My service is usually out half a day, I get no apology, but I do get excuses.

This comes down to management and not being held accountable. A good management team would make sure their customers feel valued as they are the lifeblood of their business. SCE has a 2.5-star rating on consumeraffairs.com (out of 552 reviews), 1.4 stars on Google Reviews (out of 54 reviews), and a 1-star rating on Yelp (out of 591 reviews). This is a pretty good sample size of what their customers think of them. They are allowed to get away with this because they are a monopoly. I understand they are required to report to the California Public Utilities Commission but is it realistic to think the CPUC can select another electricity provider? SCE has been providing electricity to Southern California for over 130 years. The capital expenditures that would go into choosing another electricity provider make it prohibitive. SCE is like the cruise or airline industry in that the cost of capital to enter that business is almost impossible, hence they are insulated. If the CPUC fines SCE for any reason, guess who will end up paying for it.... the consumer!

There have been four outages in the past three to four months on my street, not counting the incident in January where power was out for three days. I am no electrician but it appears there is a problem with that specific grid. God forbid, there is another incident like the Pacific, Gas, and Electric debacle in Northern California. If something defective or not properly addressed causes a huge amount of property damage or even death, SCE would be in a huge amount of trouble. Of course, they will still exist because ... they are SCE and basically untouchable. They

can do what they have continued to do and "kick the can down the road" but it isn't solving the issue.

**Mike Kaneko
Claremont**

Response to Mick Rhodes: Rhino moves on, so does Claremont**Dear editor:**

Let me assure you Claremont leadership is dedicated to maintaining an art-friendly, creatively vibrant community.

Claremont has a public art ordinance and a Public Art Master Plan (Momentum, 2014) which was composed primarily to "Build on Claremont's extraordinary artistic legacy".

To that end, city council appointed working artists and art business professionals to the Claremont Public Art Committee. The group of seven includes a liaison to the architectural commission and the public art coordinator (an employee of the city manager's office).

Since 2015, PAC has provided opportunities to connect with art, made by either renowned, up-and-coming and/or non-traditional artists, through three Hughes Center exhibitions, three city hall exhibitions, the purchase of the sculpture at city hall, and by commissioning a sculptural bench at Griffith Park and a mural at Wheeler Park.

PAC is awaiting installation of a sculpture at the library and the culmination of the utility box painting project which began in 2017.

Presently the committee is working on an exhibit at the Hughes Center for Nov. 2022, a mural at El Barrio Park, and another art-in-the-park project.

Too, the city has a longstanding requirement for inclusion of public art in new municipal or private developments (so look for public art at the Old School House development, Colby Circle townhomes, and Village South). Should the developer be unable to provide the required art, they must participate in the "percent-for-art" program and deposit an established amount to the city's public art fund so that

**ADVENTURES
IN HAIKU**

*Windfall-Shamel Ash!
Fifty-five years on Radcliffe
Swinging-rope gone too*
— Robert Burgan

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

LETTERS FINE PRINT

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

PAC can execute a venture.

As an aside, we are awaiting installation of a sculpture purchased two years ago for placement in front of the library. That land is owned by the county, which determines the installation timeline. Anyone who can help that project progress, please contact the proper office and request that project rise to top priority.

Note: these comments reflect my personal research and opinions and not that of the Claremont Public Art Committee.
**Amy Croushore
Claremont Public Art Committee Member**

Viewpoint: Claremont's pension debt crisis is real

In last week's COURIER, former Mayor Larry Schroeder tried to explain how Claremont's large CALPERS pension debt will be paid in full by the year 2045. While his explanation was incomplete and misleading, I suppose we should be grateful that he has belatedly developed an interest in the city's unfunded pension obligations.

During the 12 years Mr. Schroeder served on the city council, our CALPERS debt increased by more than \$30 million. Remarkably, while this massive debt continued to pile up year after year, neither he nor any of his colleagues ever even bothered to ask a couple of obvious questions: "How come our pension debt keeps going up by millions of dollars every year?" and "When will it begin to decrease?"

The answers are actually very simple.

It is true that the city makes large payments each year to amortize the ex-

isting CALPERS debt, which currently stands at \$58 million; but at the same time, we continue to put millions of dollars of newly-accrued pension expenses on our "CALPERS credit card." In other words, we are adding new pension debt at a much faster rate than we are paying it off.

How much faster? Over the past 15 years, our CALPERS debt has increased by an average of more than \$3 million per year. At that rate, the total debt will exceed \$100 million by the end of this decade — unless Claremont goes bankrupt first.

We don't have to dig very deep to discover why Claremont — which has more revenue at its disposal than most other cities of its size — needs to add millions of dollars in new debt each year just to pay basic operating expenses. By any measure, we are one of the most wastefully managed cities in the state.

As you might have guessed, there is a direct correlation between the size of a city's pensionable payroll and its financial health. Claremont, which currently has 150 full-time pensionable city employees, is consistently rated by the state auditor as one of the most fiscally stressed cities in California. By contrast, cities like San Dimas (72 employees), Diamond Bar (56), and Walnut (38) have minimal pension debt, tens of millions of dollars in free reserves, and high ratings from the state auditor.

Contrary to what Mr. Schroeder has suggested, Claremont's pension debt crisis can't be solved by continuing to ignore it. Unless and until long-overdue cuts are made to our bloated and unsustainable city staff, we will continue to go deeper into debt.

In my public and private discussions with the city manager and members of the council, they have made it quite clear that they don't intend to make any

staff cuts. I believe them. In the budget they approved last month, the council actually added three new full-time positions to the city payroll.

We can complain all we want about the council's feckless behavior, but it is ultimately our responsibility to hold them accountable. If we keep re-electing people who have proven that they lack the judgement and skill necessary to hold public office, we only have ourselves to blame.

Of course, as the incumbent members of the council have conveniently rigged the system in their favor by taking away our right to vote in city-wide elections, getting rid of them will be easier said than done. But that is just another reason why we must resolve to do all we can to replace every last one of them as soon as possible. Claremont literally cannot afford to do otherwise.

**Jim Belna
Claremont**

Saving the trees in the city of...

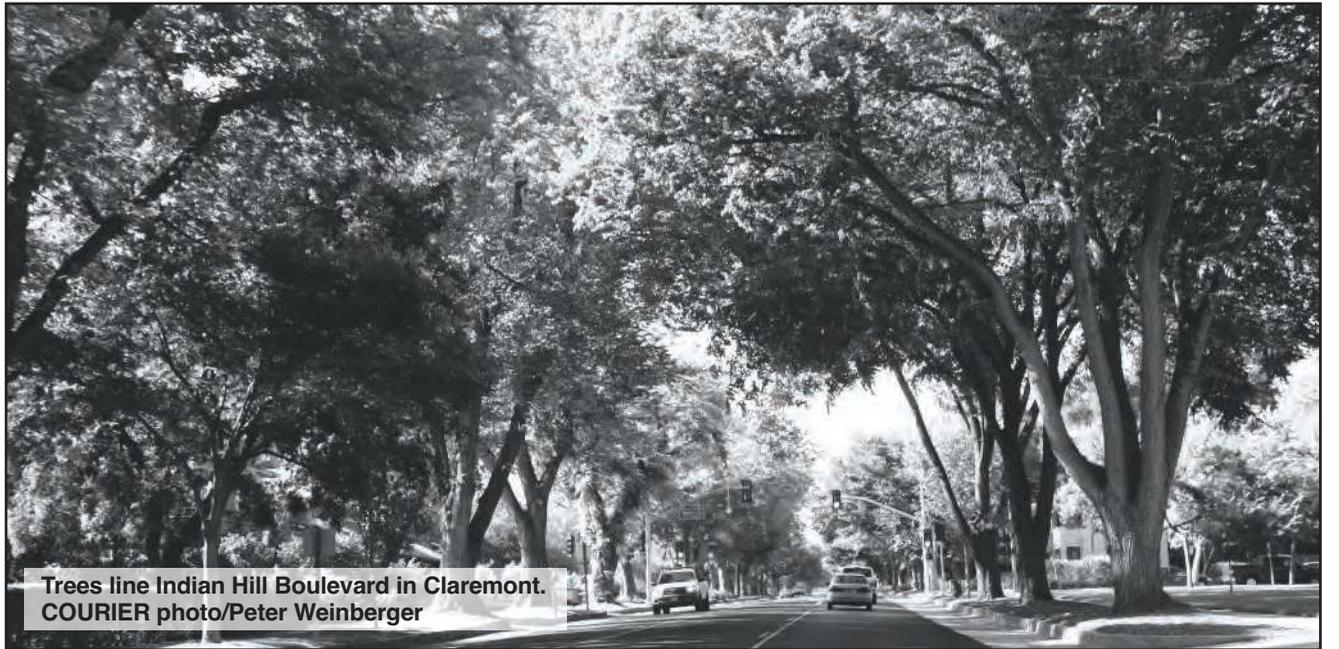


From the files of
**CLAREMONT
HERITAGE**

by **JOHN NEUBER**

It has been a tough several years for the trees that have given us the designation of the City of Trees. In 2014 and 2015 the drought saw many street and private trees threatened and suffer. The city began turf reduction programs and homeowners either eliminated or reduced the coverage of lawns in favor of more drought tolerant and native plants. What resulted was a reduction in water usage, but there were unintended results. Many street trees suffered as turf was removed in parkways and medians and the subsequent lack of ground cover that holds water in, coupled with either a lack of or inadequate tree irrigation, resulted in trees being stressed or dying.

After the drought of 2012 to 2016, we then experienced a few years of better rainfall, and now a severe drought has returned. In January, the windstorm we experienced felled many trees, delivering another blow to our urban forest. The loss of trees was exasperated by an aging tree population. Many of the original trees planted over 100 years ago are nearing end-of-life or have been decimated by disease. Some have not received adequate water, thereby leading to inadequate root systems. However, our urban forest can survive increased heat and insects re-



Trees line Indian Hill Boulevard in Claremont. COURIER photo/Peter Weinberger

markably well, unless they are thirsty.

Seven years ago, in June 2015, this newspaper published my column titled Welcome to Deadwood — Claremont's Tree Emergency. With over 25,000 trees throughout the town, it is time now to build awareness and plan to make sure trees receive adequate water to grow and thrive in the current drought. In 2015, the City of Claremont leadership along with many civic groups such as Sustainable Claremont, the Claremont Garden Club, California Botanic Garden and Claremont Heritage, among others, joined forces to build awareness through education, social media postings and placement of yard signs. The results were good; however, it is time to ensure the actions that were implemented then become routine now. After all, we have spent about 15 of the past 20 years in a drought in California.

Just as tile roofs are a character defining feature of Spanish Revival houses or a gambrel roof of a Colonial Revival, trees are a character defining feature of Claremont — probably the character defining feature of the town. The history of trees in the city is the history of the city. The very first action of the first town meeting in 1889, was for a three-member tree committee to secure 250 trees to be planted on each street. That was the beginning of tree planting in Claremont. That first action is what led to the spectacular urban forest we enjoy today.

Our urban forest is under stress. Many homeowners will respond to the water restrictions in a positive manner but will have a dilemma about watering trees. It is not a matter of saving water or saving trees. It is not an either/or dilemma. We can save water and save our trees. Under the new guidelines, hand watering of trees is al-

lowed any day of the week before 9 a.m. or after 5 p.m. And drip irrigation systems are allowed any day of the week with the same time of day restrictions as hand watering.

Most mature trees need water once or twice a month. Water needs to soak down at least 18". Use a soaker hose spiraled under the drip line of your tree (the soil beneath the edge of the leaves). Install a drip system or use an oscillating sprinkler on a low setting to slowly soak as much of the root system as possible. To ensure the tree is getting enough water, measure using a "soil probe" available at home improvement stores.

Young trees need on average 15 gallons of water about once a week. Create a three-to-four foot-wide basin around the tree to hold the water. Use a bucket or tree bag to deliver water slowly into the basin. You can conserve water and keep your young tree healthy. Collect water in a bucket while you shower or other faucets warm up. Drill a 1/8" hold near the bottom of a second bucket and place it near the trunk of your young tree. Fill the second bucket with the shower water you saved. The water will slowly drip into the soil. The young tree only requires about the same amount of water used in a six-minute shower. Reduce your shower by one minute a day and your tree will still thrive.

The city is responsible for planting and pruning the trees in our parkways, but homeowners are responsible for watering them. This arrangement dates to the beginning of the planting of trees in the city. Go ahead and remove those sprinklers and install low water landscaping, but don't forget to include a drip system for the parkway trees.

The benefits of trees are immeasurable. They offer a tremendous pedestrian experience; they combat climate change by absorbing carbon dioxide, they produce oxygen, they cool our homes and streets by as much as 10 degrees, they can help prevent heat-related deaths, they reduce stress, they reduce power consumption, they define the character and charm of a neighborhood and its homes; and they provide shade in our public places. Trees also have economic benefits. In a 2014 Claremont Municipal Forest Assessment, the street trees alone provided over \$3 million annually in benefits with over \$2.8 million attributed to increased property values and aesthetic enjoyment.

Preservation is not just about the built environment. It is also about protecting our urban landscapes and our natural resources. It is about preserving our urban forest. All these things are the stuff of which a city is made, the stuff that informs and shapes us, and the stuff that defines for us our relationship to our environment and to what we elevate as important in our community. With the new water restrictions in place, we must do better this time round to ensure that trees remain the object in the city of.

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Across

- 1. N.F.L. stats
- 4. Golf scores
- 8. On the plane, e.g.
- 14. Creature park
- 15. Petroleum org., abbr.
- 16. Wagon circle
- 17. Large coffee pot
- 18. Humane org.
- 19. Stage opening
- 20. Gets in on the deal
- 22. Rockwell and Clark
- 23. French water
- 24. State of preparation
- 27. Lively
- 29. Damp area
- 30. Cell phone noise
- 31. Weight measurement
- 36. Move stealthily
- 38. Government security agency, abbr.
- 39. Graf rival
- 41. Mudd-Scripps freshman tennis player, Ella ____
- 43. Time management tool
- 44. Deborah's "The King and I" co-star
- 45. Annually
- 46. Kind of triangle

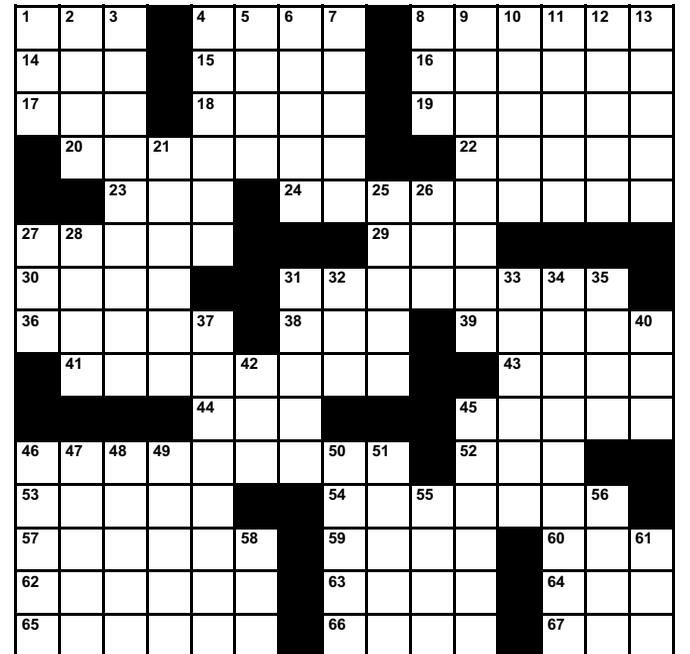
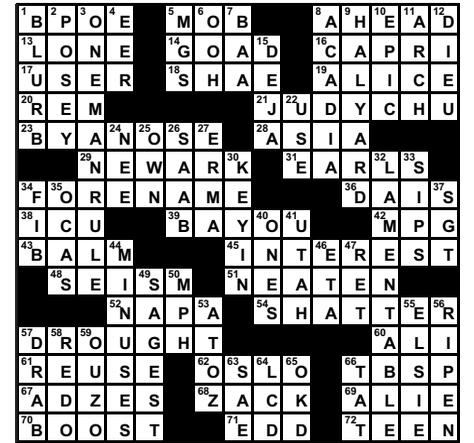
Down

- 52. Calendar abbr.
- 53. Toothed bar, for short
- 54. Winners of the 2022 NCAA Division III Tennis National Championship
- 57. Enjoying an activity
- 59. Warner Bros. creation
- 60. Butter holder
- 62. Foul odor
- 63. Squeaked (out)
- 64. Mine find
- 65. Blasphemy
- 66. NL team
- 67. Manipulate

Across

- 12. Landlord's income
- 13. Gown
- 21. Eastern capital
- 25. Musical key
- 26. "In excelsis ____"
- 27. Disney acquisition
- 28. Belgrade native
- 31. Belfry sound
- 32. Follower's suffix
- 33. Trust
- 34. Estranger
- 35. Arizona city
- 37. Mediums
- 40. Geographical abbr.
- 42. Bring legal action
- 45. Makes right
- 46. Like rock's U2
- 47. "À votre ____!"
- 48. Beaver's playmate
- 49. Teatime treat
- 50. Gourmand
- 51. Stir the fire
- 55. Worked the soil
- 56. TomKat's child
- 58. Commandment pronoun
- 61. Entreat

Answers to puzzle #679



Congratulations to Claremont High School's Class of 2022!

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

- | | | | |
|---------------------------|-----------------------------------|--------------------------------------|---------------------------------|
| Chaffey College | UC San Diego | University of Arizona | Southern Nazarene University |
| Citrus College | UC Santa Barbara | Embry-Riddle Aeronautical University | Lewis & Clark College |
| Cypress College | UC Santa Cruz | Colorado College | University of Portland |
| Mount San Antonio College | Azusa Pacific University | Colorado State University | Bryn Mawr College |
| Pasadena City College | California Baptist University | Palm Beach Atlantic University | Carnegie Mellon University |
| Cal Poly Humboldt | Chapman University | Emory University | Swarthmore College |
| Cal Poly Pomona | Claremont McKenna College | University of Hawai'i at Mānoa | Brown University |
| Cal Poly San Luis Obispo | Concordia University Irvine | Boise State University | Texas Christian University |
| Cal State Channel Islands | Loyola Marymount University | University of Chicago | West Texas A&M University |
| Cal State Fullerton | Occidental College | Johns Hopkins University | Utah State University |
| Cal State Los Angeles | Platt College | Boston University | Middlebury College |
| Cal State Long Beach | Pomona College | Brandeis University | Christendom College |
| Cal State San Bernardino | Point Loma Nazarene University | Clark University | Mary Baldwin University |
| Cal State San Francisco | Scripps College | Carleton College | University of Virginia |
| Cal State Sonoma | Stanford University | Montana Technological University | Gonzaga University |
| Cal State San Jose | University of La Verne | Cornell University | Seattle University |
| Cal State San Marcos | University of San Francisco | New York University | University of Madison-Wisconsin |
| UC Berkeley | University of Southern California | University of North Dakota | McGill University |
| UC Davis | University of Saint Katherine | Bowling Green State University | John Cabot University |
| UC Irvine | University of Redlands | Denison University | Sapienza University of Rome |
| UC Los Angeles | Vanguard University | Oberlin College | Universidad De La Salle Bajío |
| UC Merced | Westmont College | Kenyon College | Ravensbourne University |
| UC Riverside | Arizona State University | Langston University | The Navy |
| | Grand Canyon University | San Diego State University | United States Naval Academy |

What's happening Claremont?

FRIDAY 7/1

• Today marks the beginning of **Shoes That Fit's Back-To-School Backpack campaign**. For more details on the campaign, read all about it at claremont-courier.com.

• Every Friday at 9:35 a.m., an **active adult chair exercise group** meets at the Alexander Hughes Community Center, 1700 Danbury Rd. The group session is free and lasts about an hour. Attendees must wear masks while indoors. For more information, contact the center at (909) 399-5490.

• The Joslyn Center's **war and existentialism book club** meets on the first Friday of every month from 4 to 5 p.m. at the center, 660 N. Mountain Ave. July's book of discussion is "Existentialism is a Humanism" by Jean-Paul Sartre. Pre-registration is required by calling (909) 399-5488.

SUNDAY 7/3

• Every Sunday from 8 a.m. to 1 p.m., the **Claremont Farmers and Artisans Market** is held in the Village. The weekly market is the perfect place to find unique crafts made locally as well as organic food, clothing and jewelry. For more info, visit claremontforum.org/claremont-farmers-market-2.



• The **Nick Gomez Group** will perform live jazz at the 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.

• Every Sunday from 4 to 7 p.m., the Joslyn Center hosts **petanque** at the adjacent Larkin Park. The French game was invented in 1907 and draws similarities to lawn bowling, Bocce and marbles. The course is free and open to the community. To register, contact the center at (909) 399-5488.

MONDAY 7/4



• For details about this year's festivities and to see who's being honored at the annual parade, see the special Fourth of July insert that came with this week's newspaper. To view the city's itinerary for the day, visit ci.claremont-ca.us/home/components/calendar/Event/6182/20.

• **Fourth of July reminders:** The Claremont Hills Wilderness Park will close early at 4 p.m. today. In lieu of fireworks, the City of Claremont is hosting a special concert featuring The Ravelers at Memorial Park starting at 6 p.m. For those who want to see fireworks displays, see today's special section. Finally, city offices as well as the post office will be closed for the holiday. Stay safe this holiday and remember that ALL fireworks are prohibited in Claremont.



TUESDAY 7/5

• The Service Center for Independent Life (SCIL) will host a **hybrid math class** for people with disabilities today at 11 a.m. The course will be held both in person and virtually. If you plan to attend in person, call SCIL at (909) 621-6722 to reserve your spot. To attend virtually, <https://s2v.bca.myftpu-load.com/events/math-class>.

• Every Tuesday, the public is invited to meet at Shelton Park for an easy stroll through the Claremont Village. Walks begin at 8 a.m. and participants are asked to arrive 10-15 minutes early to sign in and hear any potential announcements. **Get Walking Claremont** asks those who are not fully vaccinated to please wear a mask when unable to keep distance from others.

WEDNESDAY 7/6

• On the first Wednesday of the month, the Joslyn Center hosts a **writing workshop group** at 9:45 a.m. In this safe space, writers offer responses to each other's writing on elements such as organization, plot, setting, character development, point of view, and overall effectiveness. To join the group, call the center at (909) 399-5488.

• Stop by the Joslyn Center's Annex, located at 660 N. Mountain Ave., to play **duplicate bridge** from 12:30 p.m. until 4 p.m. This drop-in style course is free and the game itself challenges your mind. For more info, contact the Joslyn Center at (909) 399-5488.

• The **community and human services commission** will host a meeting today at 7 p.m. in the council chamber, 225 W. Second St. Information about the meeting can be found at ci.claremont-ca.us/home/components/calendar/event/5865/20.

THURSDAY 7/7

• The Community Heart **drive-thru food pantry**, located at 10871 Central Ave. in Ontario, takes place every Thursday between 9 a.m. and 1 p.m. The pantry is there to "help all families and individuals in need." For more information on the food pantry or Community Heart, visit communityheart-feedtheneed.org.

• The **police commission will host a meeting** today at 7 p.m. in the council chamber, 225 W. Second St. Information about the meeting can be found at ci.claremont-ca.us/home/components/calendar/event/6054/20.

• The Pomona Concert Band recently announced its 75th annual summer concert series and this week's performance is titled **symphonic celebration**. Concerts will be held at the G. Stanton Selby Bandshell, behind the community center building in Ganesha Park, 1575 North White Avenue. Concerts take place at 7:30 p.m. every Thursday between July and August and all performances are free to the public. The Pomona Concert Band is sponsored by the City of Pomona. For more information, visit pomonaconcertband.org.

FRIDAY 7/8

• Seniors are invited to play **mahjong** at the Joslyn Center, 660 N. Mountain Ave., every Friday from 1 to 4 p.m. Enjoy friendly competition and make new friends. Masks are required regardless of vaccination status since this event takes place indoors. For details, call (909) 399-5488.



• **Friday Nights Live** performers include the Mario Rojas Band at Shelton Park, Soulshine at the Village Plaza, and Mark Dzula outside of the chamber of commerce offices. Performances will take place from 6 to 9 p.m. and are free to the public. For more details, visit claremontchamber.org.

SATURDAY 7/9

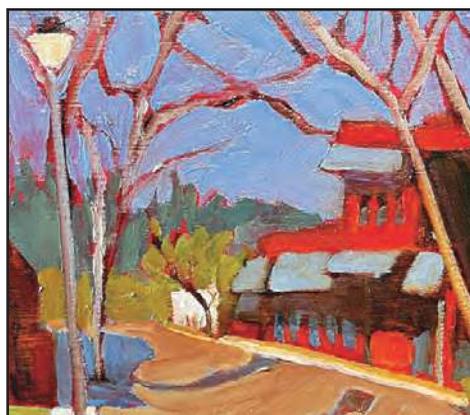
• The American Museum of Ceramic Art, located at 301 N. Garey Ave., in Pomona, will host a **skill building workshop** today at 10 a.m. that will focus on architectural incense holders. Los Angeles-based artist Eunbi Cho will lead the three-hour workshop where participants will create architectural incense holders using hand-building and slab techniques. This workshop is beginner-friendly and open to ceramicists of all skill levels. Tools, clay, and bisque firing will be provided. The registration fee begins at \$75. For more info or to register, visit <https://www.amoca.org/studio/skill-building-workshop-incense>.

• Ophelia's Jump Productions' **ShakesBeer** event, which was planned for today, has been canceled. However, worry not — its **Midsummer Shakespeare Festival**, featuring "The Winter's Tale" will be held from July 14-24. Purchase your tickets now at <https://opheliasjump.org>.

SATURDAY 7/2

• Contestants in the **2022 Claremont Village Freedom 5000 Run/Walk** can begin checking in and picking up their race bibs as early as 6 a.m. The earliest race, the 1K kids fun run, is scheduled for 7:30 a.m. The children's 5K and the adult 5K competitive run/walk will be held at 8 and 8:05 a.m., respectively. Those registering today for the children's 1K will have to pay \$20; those registering for the children's 5K will pay \$30; and adults running in the 5K will have to pay \$40. For info, visit ci.claremont.ca.us/government/departments-divisions/human-services/special-events/fourth-of-july-celebration.

• Browse artwork around the city as various businesses and museums will participate in the monthly **Art Walk**, held the first Saturday of every month between 6 and 9 p.m. Information about this month's Art Walk can be found on page 11. For details, contact claremontartwalkinfo@gmail.com.



Art Walk returns for July

The sixth Claremont Art Walk of 2022 will take place this Saturday, July 2, from 6 to 9 p.m. The full lineup of participating sites and exhibits is as follows:

- In Harvard Square, Crescent Tree Corp, located at 206 W. Bonita Ave., Suite G, will host New York artist Megan Olson and her exhibit "Color Studies."

Olson's work is a "combination of surrealism, and organic abstraction, part graffiti, part calligraphy, has been called, 'both highly abstract and persuasively realist,'" according to a news release. "Her obsessive attention to detail led to abstraction, as she began to search for worlds within the details, microcosms becoming macrocosms."

- Bunny Gunner, 230 W. Bonita Ave., will be showcasing a "best in show" dog show. Marvelous dogs have been captured forever into bronze sculptures by artist Fan Yu. Come see the work and meet the artist during Art Walk.

- In the walkway outside of Bunny Gunner, The Button Box Museum will hold Helen Feller's exhibit, "What else? Button pot." The exhibit will be open for viewing during official Art Walk hours and 24/7 anytime after.

- At Studio C, 260 W. Bonita Ave., Elizabeth Carr's exhibit, "Finished?" will be

on display. Paint and collage are said to be used in creating these mixed media pieces.

"This show is about knowing whether an abstract painting is finished. Some of these are finished and some will be worked on during the month of July. If a painting sells it will be considered finished, the viewer will have made the decision," a news release said about the exhibit. Refreshments will be available.

- The Claremont Chamber of Commerce offices, 205 Yale Ave., will exhibit Elisa Arancibia's, "Chasing the light, a Plein Air Painter Journey."

Arancibia is a Peruvian painter who discovered her passion for art at an early age and studied at the Museum of Art of Lima, Peru. Arancibia has been a resident of California since 2001 and loves the beauty of the state's land and seascapes. In 2013, Arancibia embarked on a mission to accomplish her dream of being a better oil painter and honed her skills as a Plein Air Painter by joining Plein Air Artists of Riverside, a group from the Riverside Art Museum. Later, she founded the Inland Empire Plein Air Painters Society.

- Square I, located at 110 Harvard Ave., will host a Christmas in July showcase featuring various artists and their "11x11" work.



- Ahmad Shariff Art Gallery, 107 Harvard Ave., will hold a "July Jubilation of Portraits" exhibit featuring over 50 celebrities, musicians and legends in black and white, halftone line-art by Ahmad Shariff.

- Claremont Lewis Museum of Art, 200 W. First St., in the Claremont Depot, is still showcasing its inaugural exhibit, "Claremont Collects: Art, Creativity, Community." The exhibit features highlights from the museum's permanent collection and showcases work made by area artists from the 1930s to today. The exhibition is sponsored by Gould Asset Management LLC.

- Neon Moon Art Supplies, 317 W. First St., will host painter Lily Freidel's exhibition, "Sombra De La Luna." Attendees can meet the artist during the Art Walk. "Freidel explores liminal space and passages via nuanced light and the after-im-

ages seen through the space of her ocular view," a news release said. "Capturing light as reflected upon a surface, Freidel's voluminous and intimate oil paintings consider her dreams, and the metaphorical image of the moon as an eye."

- And finally, at the Claremont Forum Bookshop, 586 W. First St., painter Adam Lopez will be featured. Lopez uses acrylic, watercolor and mixed media techniques to create his unique, and often dark, portraits.

For more information on the Art Walk, visit claremontvillage.com/claremont-art-walk. To participate in future walks, visit claremontvillage.com/participateinartwalk.

Attendees are encouraged to follow COVID-19 health and safety guidelines, outlined by the Los Angeles County Department of Public Health, <http://publichealth.lacounty.gov>.

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Celebrating 60 years of marriage

Jerry and Maury Feingold, of Claremont, celebrated their 60th wedding anniversary on July 7. They marked the occasion by hosting a family dinner that included each of their three children, five grandchildren and one great-grandson.

Their wedding ceremony and reception took place July 7, 1962 at the Temple of Aaron in Saint Paul, Minnesota. The newlyweds spent the night in the Twin Cities and then immediately drove to Southern California to start their new life together.



Both Jerry and Maury have been residents of Claremont since 1971. Over the years they've raised three children: Lisa, David and Daniel. They have worked and volunteered in the city, and to this day play an active role in supporting the community they have called their home for more than 50 years. They are both now retired, but spend their days staying busy and enjoying their friends and family, who reside mostly in Southern California.

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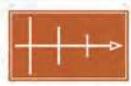
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LOCAL NEWS makes you smarter!

Local religious leaders speak out on Roe

continued from page 4

Over the past few months, as it became clear the Supreme Court would likely overturn Roe, both Buchholz and Strickland have been vocal with their congregation about their support for a woman's right to choose. And, naturally, not all congregants agree with them, they said.

"So there's not one single view that everyone has to follow, but we are certainly comfortable with sharing our own," Buchholz said.

But the married couple, who welcomed their first child, a daughter, just nine weeks ago, are in lock step on how they reacted to the news of the decision.

"Well, I think we've all been dreading this moment ever since the leak was released, but it was definitely disappointing," Strickland said. "Also, as a woman, it was frightening and disappointing and really hard to hear, because abortion is not something that anyone looks forward to. It's not a pleasant thing. It's not something that anyone plans to do in their life. However, when a woman is faced with a difficult decision like that, something that involves her body, her future, her livelihood potentially, her entire life, she should have the right to make that decision for herself, and to be supported by her family and her community, and not have the government interfere with such a personal, often very painful decision."

Mahmoud Tarifi, president of the board of directors, Islamic Center of Claremont

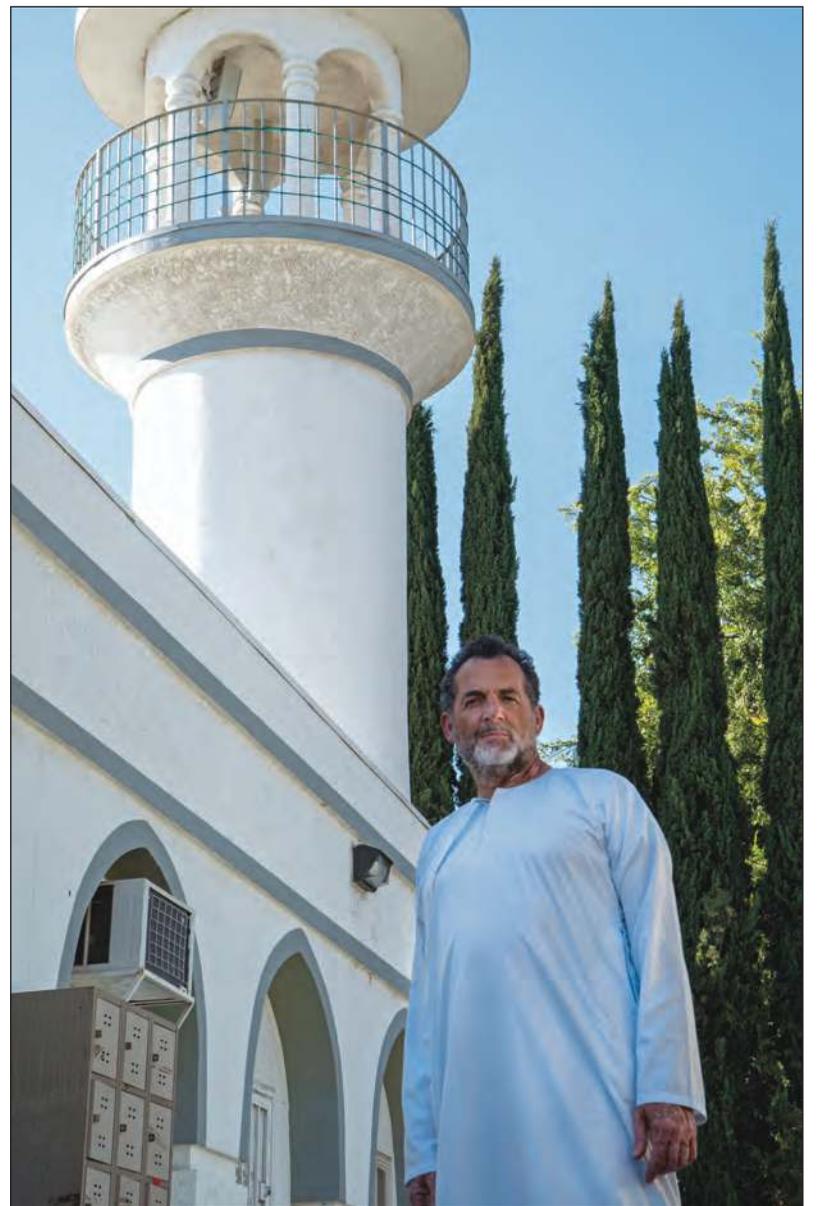
"From an Islamic point of view, abortion is prohibited except with certain conditions," Tarifi said. "Those conditions vary from a mother's health, to deformity of the child, to issues of very special circumstances of the family, rape, things of that sort."

"Most of the scholars have allowed it for these special circumstances. If it's before 120 days. Most of the scholars prohibit abortion if it's beyond four months. That's when they consider the baby is alive, the baby is a person beyond four months. Meaning his soul ... is considered alive over four months."

Tarifi framed his reaction to the ruling within the lens of America's increasingly toxic political polarization.

"My personal reaction is it's really the cat-and-mouse fight we have been witnessing over the past 200 years between Republican and Democrat," Tarifi said. "Muslims are like the rest of American society; I'm sure we're not all into one opinion. I myself have my opinion, my wife does, my children do as well. I have two boys and two girls at home, and I have two Republicans and two Democrats in the house. I have to engage them all the time, my wife and I, every dinner and every occasion, whatever is going on in the news."

"You know, there's a big difference between the core value of a person or a community or a faith, and the game of politics."



Buch has tragic stake in abortion debate

Cantor Paul Buch, from Pomona's Temple Beth Israel, has a deep, personal connection to the abortion issue: his cousin, Dr. Barnett Slepian, a gynecologist, was murdered by pro-life "activist" James Kopp on October 23, 1998 as he was making lunch for his kids at his home in Buffalo, New York. He was 52.

"A pro-life quote-unquote 'advocate' stationed himself behind a tree in his backyard, and when he came to a window he shot him through the head with a rifle," Buch said. "So when anything around this issue comes up, I have firsthand experience with the real roots of the radicalism that has moved this issue forward."

Dr. Slepian's children are grown now, but Buch has seen how the loss of their father has deeply af-

ected them, their family and their wide group of friends.

Buch has since come to a greater understanding of how words are imbued with power. He describes hearing a docent at the Museum of Tolerance, in Los Angeles, describe Dr. Slepian as "an abortion doctor."

"Well, he wasn't an abortion doctor: he was a gynecologist who provide a whole range of services to women in the community, some of whom sought or required termination of pregnancy, as part of a broad range of services that he provided," Buch said. "You don't go to an orthopedist and call him an amputator. He's an orthopedist. Sometimes orthopedists must remove a limb in order to save the life of a patient."



"By calling him an 'abortion doctor' you immediately place a target on his back, which is exactly what happened. He was shot right through his head."

Buch said it is vitally important — especially in today's heated, polarized environment — that we all understand our words have power.

"And part of the power of our words, in a negative way, is what has brought us to the pain and the challenges that people throughout the country are experiencing right now," he said. "We label people; and if they don't fit the label, within a short time they become the label. And they become, therefore, the target."

Larkin Place future in limbo

continued from page 3

build housing there," Mayor Jed Leano said.

Mayor Leano expressed empathy for how his colleagues might feel about the state housing laws making their job more difficult. However, he emphasized the council needed to be clear about what the possible consequences of its action might be.

"The result of us not liking the state housing law and not granting this easement is [that] we get a rectangular box on Harrison Avenue. And is that okay with you?" Leano asked.

After the council voted the easement down, the room erupted in cheers from opponents of Larkin Place. However, their celebration may be short as Jamboree shifts its focus to alternate site plans and moves forward.

Asked for clarification Wednesday morning, legal counsel Clark confirmed that Jamboree could simply

select the alternate plan and proceed with the development without any further entitlement process. Tuesday's public hearing could be the last time the city gets to weigh in before ground breaks on Larkin Place, as long as the project is objectively compliant with state law and the city does not present any public health and safety findings to the state.

The legal standard for proving a project poses public health and safety hazards that cannot be mitigated is quite high, and city staff have maintained since the first hearing that the city cannot meet that requirement.

On Wednesday, Community Development Director Brad Johnson said that if Jamboree came back with a revised plan for a four-story building, the city would still like to have the architectural commission weigh in on the project, and that most applicants will be agreeable to that request.

"They could dig their heels in and say it needs to be done at a staff level, but most [developers] want to work with the city so they go through our process," Johnson said.

That said, a project that complies with the general plan, as this one does, is limited to five hearings under state law, and Larkin Place has been reviewed three times.

"We still have hope the project can change from the target population of chronically homeless to homeless seniors, families, or transitional age youth. Jamboree has stated that approximately 60-70% of the chronically homeless that will likely be placed are single men. We struggle to understand how this population is a 'good fit' in this location next to a children's play area. We also hope that if Jamboree does not get their funding, Pilgrim Place would be willing to do a smaller program that allows for local control like CHAP or Crossroads," Mawby said.

Local artist feels the pressure to deliver a “mosaic masterpiece”

by Andrew Alonzo

aalonzo@claremont-courier.com

When Claremont native and local artist Alba Cisneros read the description of what she was to deliver to the winning bidder of her item at this year's Claremont Heritage online auction, she was a bit taken aback.

Although the 68-year-old artist is no stranger to creating both small and grand scale mosaic murals, having done so across the cities of Claremont, Pomona and Walnut, Cisneros felt a new kind of pressure to deliver on her latest commission. Mostly because of the strong wording in the prize description.

“Alba will work with the winning bidder to create a mosaic masterpiece,” the description on read. “Own a piece of instant Claremont Art History that will be treasured for generations.”

“No pressure, am I right?” she chuckled last Wednesday in of her backyard art studio space in Pomona.

For those unaware of Cisneros and her artistic legacy, her mosaic work spans through and beyond the City of Trees. Her career began in 1975 under the direction of local legend Millard Sheets, and over the years she learned from Denis O'Connor and Sue Hertel. Over her career, Cisneros became somewhat of a guru when it came to creating custom residential house numbers from mosaic tile, and has been credited with hundreds of them in the area.

She also produced the mosaic bench at Claremont's Griffith Park, installed the mosaic mural visible on Pomona's appropriately named Mosaic Apartments, and created four mosaic prints for the campus of Mt. San Antonio College for its Art Complex Mural Project a few years ago. And that's just a sam-



Last Wednesday, the COURIER dropped by local mosaic artist Alba Cisneros's Pomona home to learn about her upcoming project with Claremont Heritage. Sounds of thunder and harsh rainfall pelted the quaint red art studio in which the interview was conducted. COURIER photo/Andrew Alonzo

pling of her works.

The artist has always been one to give back to her community, especially local organizations like Claremont Heritage. She has known Executive Director David Shearer for a number of years, so when he called to ask several favors from his old friend, Cisneros was happy to oblige.

“He texted me not too long ago and asked if I'd like to be a speaker for a group ... a couple of people that we going to be speaking about the barrio in Claremont and how that came about,” Cisneros said. “I said ‘sure.’ And then

he said, ‘By the way, would you want to contribute to our live auction for the gala?’”

Thinking she would be making another nice and simple house number for the winning bidder, she agreed. But the pitch from Shearer soon ballooned into a much bigger piece than she was expecting to create.

Cisneros's “mosaic masterpiece,” described as a two-foot tall by three-foot wide mural, valued at close to \$3,000, generated quite the buzz among bidders during its dayslong period on the auction market.

When the auction closed on June 12, the winning bidder ended up being Claremont resident and local arts lover Valerie Martinez, who admitted it was a three-horse race down to the wire over who would get the opportunity to work with Cisneros on the mosaic.

“It was a food fight,” Martinez said recalling the bidding battle. “It was a pretty heated competition to win that.”

Martinez spent well over \$2,000 for the auction item that doesn't yet exist. But despite not knowing what the initial pitch or final product is going to look like, Martinez has faith in Cisneros to deliver a “mosaic masterpiece” that will fit nicely with her Claraboya home's aesthetic.

Martinez is quite familiar with Cisneros's work around the city, as well as her passion for incorporating nature into her works, which she hopes the artist will do with the mosaic that will be displayed on her backyard patio wall. Martinez has several paintings from local artists hanging inside her

Claraboya home already, and shared that she's excited to add the local artist's mosaic work to her collection of pieces by famed artists.

As of last Wednesday, the mosaic mural was still in its design phase, according to Cisneros, with not much work, other than what's been sketched out in her brain, having been done.

“I'm just doing conceptual drawings right now,” Cisneros said last week. “Once [Martinez] says, ‘Out of these three, I'll go with that one,’ then I'll come in here and start picking all the tile and figuring out which part of the design I'm going to do in ceramic tile, if I choose to do that.”

“You're kind of catching me before I've really even done anything,” she added.

Cisneros plans to take her time on the piece, so that she can have a dialogue with Martinez about its progress. Though Cisneros is still envisioning this project, in some way, just like with past projects, she plans to incorporate nature into the final product. Martinez is aware of Cisneros's passion for mother nature and is excited to see what the lifelong artist comes up with for the mural's space.

Martinez gave Cisneros 100% control over the design and execution of the mural and knows whatever the artist comes up with is going to be worth every cent.

Cisneros said that if she had estimate the project's possible completion for the record, that would be six weeks to two months from now.



Mosaic artist and Claremont native Alba Cisneros works indoors at her Pomona home on a design for an upcoming project last Wednesday. COURIER photo/Andrew Alonzo

Rev. Jane Elizabeth Heckles

Beloved spouse, cherished sister, super auntie, ministry leader

Beloved spouse, cherished sister, super auntie, ministry leader, and the best friend you could ever have, Jane Elizabeth Heckles died on June 18 after a brief, intense struggle with pancreatic cancer.

She was born on Friday the 13th in August of 1954 to Doris Evaline MacKay Heckles and William Robson Heckles, their second child to big brother Bill. Her mom called Jane “her lucky 13.” During his boyhood, her dad had immigrated from England with his parents and a group of their friends. They all settled in the Westville section of New Haven, Connecticut, and built the close neighborhood network so vital for immigrants. “Janie” was adored in that community — not least by her British grandmother, for whom she was named. She was strongly influenced by her British heritage, all things MacKay, and a whole lot of Connecticut and New England sensibility.

She met the love of her life, Kathleen Greider, in 1979. Brought together in Somerville, Massachusetts by a softball team called The ERA, they declared their love for one another in the cat food aisle of a grocery store in January of 1980. They first mothered two black cats named Lilith and K.C. Later, she and a black cavapoo named Neekah turned Kathleen into a dog person. The couple had 42 years of partnership and were married in 2008, as soon as the law allowed.

Her life was grounded in many values, principles, and commitments. Chief among them has been faithfulness to family of blood and family of choice, special devotion to nieces and nephews, cultivation of longtime friends, and the necessity of competence and contributing to the good in the world. She found great pleasure in travel of all kinds, watching sports — especially her beloved Red Sox — and staying current with all things technological.

The foundations of her Christian identity, faith, and later professional life were laid at First Church of Christ Congregational in West Hartford, Connecticut, and Camp Yo Aunta on Cobbosseecontee Lake, in Maine. Always a curious learner, she was a religion studies major at Allegheny College in Meadville, Pennsylvania, and earned the M.Div. (1980) and D.Min. (1997) degrees from Andover Newton Theological School (ANTS) in Newton Centre, Massachusetts. For her doctoral degree, she studied giving patterns in churches that declared themselves open and affirming to LGBTQI persons. She posited accurately that while churches that voted to become



open and affirming might see an initial dip in financial support, ultimately the decision led to stronger giving and clearer sense of purpose for the congregation.

She was ordained in the United Church of Christ (UCC) in 1980, in The Federated Church of Christ, UCC, of Brooklyn, Connecticut, where she served her first call to ministry. She was soon called to serve the wider church, first at her alma mater, ANTS, as director of development (1981-1991). In those years, she helped double the amount of donor giving. She also served as adjunct faculty at ANTS (and later at Claremont School of Theology), teaching in the areas of stewardship and field education.

In 1991, the couple moved to California when her wife was called to serve as professor at Claremont School of Theology. She began her service to the Southern California Nevada Conference in 1992, first as stewardship minister and then as co-conference minister. She was a bridge builder in multiracial and multiethnic churches of the UCC and continued her justice work for the LGBTQI community, including service to marriage equality campaigns in California.

From 2009 to 2013, her ministry was in the national

setting of the UCC, where she worked on financial and missional support for the denomination. Her theological depth was demonstrated in a campaign called “Changing Lives: That’s Our Church’s Wider Mission,” which described the church’s mission to be continuing testament, extravagant welcome, and changing lives. She helped strengthen the financial ministries of conferences of the UCC as well as local churches. She saw shifts in the landscape of ministry, including many churches considering closure. She was the chief author of a resource to help churches close their ministries faithfully, often by leaving a legacy financial gift.

Feeling a pull again to local church ministry, in 2013 she began serving as interim pastor at University City United Church in San Diego, leading it through a successful pastoral search. Finally, having witnessed the burden and blessing of ordained ministry, she was recruited by the pension boards of the UCC to develop the Episcopal CREDO program for UCC clergy. CREDO offered a holistic approach to wellness — support for reflection on financial, spiritual, psychological, and vocational aspects of their lives, in a retreat-like setting of extravagant welcome and care. The program enriched the lives and ministries of more than 250 clergy.

Throughout her life, she volunteered for a variety of causes and programs. Her most significant service was to Pilgrim Place, where in 1998 she became a member of the board of directors and eventually served as chair. After the couple became residents at Pilgrim Place in 2016, she continued her yearslong practice of helping out in the food court during festival, lent her fundraising skills to benefit the Pilgrim Place Resident Health and Support Program, used her technological and communications skills to establish and maintain the online PP Post, and became a weaver of lovely placemats and scarves.

She is survived by her spouse, Kathleen J. Greider; brother, William R. MacKay-Heckles; and their families.

A celebration of life will be held at 6 p.m. July 13 on Pilgrim Place’s Porter Circle. In lieu of flowers, contributions in her honor are welcome to the Resident Health and Support Program at Pilgrim Place at <https://www.pilgrimplace.org/giving>, or to a charity of your choice.

Participants are invited to wear blue and will be asked to show proof of vaccination and follow COVID-19 precautions.

Tom Deno

Grandfather, active, longtime Claremonter was married 66 years

Longtime Claremont resident Tom Deno died June 8, joining his wife Diane on “the great walking path in the sky,” his family shared.

Both Tom and Diane were avid walkers, often seen on the Thompson Creek trail in northern Claremont. They had been married 66 years at the time of her death in 2019. He died just shy of his 90th birthday.

Born in Spokane, Washington, he married his high school sweetheart, then served two years on active duty with the U.S. Navy. After graduating from Gonzaga University with an engineering degree, he took a job with the Pomona division of General Dynamics and moved to Claremont.

General Dynamics was his employer for 32 years.

He was an active member of the Claremont community, and was involved with the local Boy Scout troop as scoutmaster for many years. He went on to train scout troop leaders as part of the Wood Badge program.

He and his family were active members of Our Lady of the Assumption Catholic parish.

Upon retirement, he was a founding member of the Claremont Senior Computer Club, serving as its president for eight years.

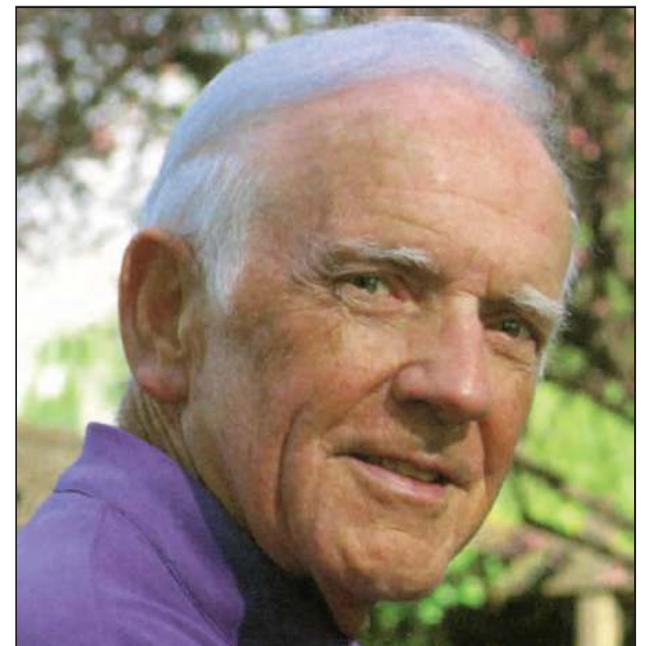
He was an avid bicyclist and a member of the Claremont Senior Bicycle Club. He could be seen riding his recumbent bicycle in the annual Claremont Fourth of July parade with other club members.

He also enjoyed running (he ran in several L.A. Marathons), stargazing, birding, and researching his family’s genealogy.

He was an enrolled member of the Coeur d’Alene Indian Tribe.

He is survived by his older brother William Deno of Boulder, Colorado; sons Kevin Duffy-Deno of San Diego, and Brian Deno of Vancouver, Washington; daughter Susan Deno of Claremont; and two granddaughters.

There will be no memorial service. “Instead, please remember Tom (and Diane) the next time you can look up at the night sky and gaze upon the heavens,” his family said.



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 JULY 13, 2022 at 2:00 pm, ending the sale, on the Website of: StorageAuctions.net

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3-21 Cabral, V; 3-472 Lopez, J; 3-320 Mayo, V; 3-425 Smith, J; 3-445 Talavera, D
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NOTICE OF TRUSTEE'S SALE T.S. No.: 22-0065

Loan No.: *****867 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/23/2004 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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: SEAN P. DUNLAP, AND CARIN L. DUNLAP, HUSBAND AND WIFE Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 09/29/2004 as Instrument No. 04 2499818 in book --, at Page -- of Official Records in the office of the Recorder of LOS ANGELES County, California, and reformed by a Judgement recorded 9/3/21 Instrument No.20211355099 of Official Records in the office of the Recorder of Los Angeles County. Date of Sale: 07/26/2022 at 10:00AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766

Estimated amount of unpaid balance and other charges: \$384,062.49 estimated - as of date of first publication of this Notice of Sale. The purported property address is: 1328 N SHIRLMAR AVENUE SAN DIMAS, CA 91773 A.P.N.: 8665-006-011 See attached Exhibit A Legal Description which differs from the Deed of Trust SEE ATTACHED EXHIBIT "A" Parcel 1: That portion of the southeast quarter of Section 34 Township 1 North, Range 9 West, San Bernardino Meridian, according to the Official Plat of the survey of said land on file in the Bureau of Land Management and that portion of Rancho addition to San Jose, which are included within the following described boundaries: Beginning at the intersection of the center line of San Dimas Avenue with the center line of Foothill Boulevard, as said avenue and Boulevard existed on October 29, 1943; thence along the northerly prolongation of said center line of San Dimas Avenue, north 0 degrees 03' 30" west 430.015 feet, to the true point of beginning; thence parallel with said center line of Foothill Boulevard, 78 degrees 01' 15" west 303.83 feet; thence parallel with said northerly prolongation south 0 degrees 03' 30" east 100.00 feet; thence parallel with the center line of Foothill Boulevard south 78 degrees 01' 15" east 303.83 feet to a point in the northerly prolongation of the center line of San Dimas Avenue; thence north 0 degrees 03' 30" west along said northerly prolongation 100.00 feet to the true point of beginning. Parcel 2: An Easement for public highway and public utility purposes, with rights incidental thereto for use in common with others over that portion of the southeast quarter of Section 34, Township 1 North, Range 9 West, San Bernardino Meridian, according to the Official Plat of the survey of said land on file with the Bureau of Land Management, and that portion of Rancho Addition to San Jose, which are included within the following described boundaries: Commencing at the intersection of center line of San Dimas Avenue 100 feet wide prolonged northerly with the northerly line of Foothill Boulevard 100 feet wide thence northerly along said center line prolonged northerly 42.79 feet to a point, thence northwesterly parallel with said north line of Foothill Boulevard, 273.01 feet to a point; thence north 0 degrees 0' 30" west to the northerly line of lands conveyed by deed recorded in Book 34259 Page 34, official records, to which record is hereby made a part thereof; thence north 78 degrees 01' 15" west 61.34 feet to a point; thence south 0 degrees 03' 30" east to intersection thereof with aforesaid north line of Foothill Boulevard; thence south 78 degrees 01' 15" east along said north line to its intersection with aforesaid center line of San Dimas Avenue. Tax account no(s): 8665-006-011 The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.

FICTITIOUS BUSINESS NAME
File No. 2022133516

The following person(s) is (are) doing business as: 1.) **THEOMETRICS 2.) URBANNATURE** 1349 N. Palomares, Pomona, CA, 91767, Los Angeles County. Registrant(s): Paul Alan Kaak, 1349 N. Palomares, Pomona, CA, 91767. Kieva Allene Kaak, 1349 N. Palomares, Pomona, CA, 91767. This business is conducted by a Married Couple. 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/ Paul Alan Kaak. Title: Partner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/17/22. 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: June 24 and July 1, 8 and 15, 2022

FICTITIOUS BUSINESS NAME
File No. 2022122869

The following person(s) is (are) doing business as: 1.) **LINDA NAILS & SPA** 712 E Foothill Blvd, San Dimas, CA 91773, Los Angeles County. Registrant(s): Duc Cong Nguyen, 941 W Arrow Hwy Apt 6, 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/ Duc Cong Nguyen. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/07/22. NOTICE- In Accordance with subdivision

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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 22-0065. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 22-0065 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: 06/15/2022 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NIP00413025 To: CLAREMONT COURIER 07/01/2022, 07/08/2022, 07/15/2022

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
CASE NUMBER: 22PSC00258
TO ALL INTERESTED PERSONS:
Petitioners: WINDA LEE SAVAGE-CONWAY
Filed a petition with this court for a decree changing names as follows:
Present name:
WINDA LEE SAVAGE-CONWAY
To Proposed name:
WINDA LEE CONWAY

THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
Date: August 05, 2022 Time: 8:30 Dept.: R Room: 611, Superior Court of California, County of Los Angeles, 400 Civic Center Plaza Pomona, CA 91766. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: CLAREMONT COURIER, 114 Olive Street, Claremont, CA 91711
/s/ Thomas C. Falls, Dated: June 7, 2022
Judge of the Superior Court
Petitioner: Winda Lee Lavage Conway, 1269 Harvard Ave., Claremont, CA 91711 Ph.# (619) 496-2883
PUBLISH: June and 24 and July 1, 8 and 15, 2022

FICTITIOUS BUSINESS NAME
File No. 2022119327

The following person(s) is (are) doing business as: 1.) **INFINITY BACKGROUND INVESTIGATIONS** 1005 Juanita Ave La Verne, CA 91750, Los Angeles County. Registrant(s): Danny Dominguez 1005 Juanita Ave La Verne, CA 91750. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 04/2022. I declare that all information in this statement is true and correct. /s/ Danny Dominguez Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/02/22. 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: June 10, 17, 24 and July 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022135678

The following person(s) is (are) doing business as: 1.) **NATURAL EARTH LANDSCAPING** 1420 North Claremont Blvd 200-C, Claremont, CA 91711, Los Angeles County. Registrant(s): NATURAL EARTH LANDSCAPING INC. 1420 North Claremont Blvd 200-C, Claremont, CA 91711. This business is conducted by a Corporation #3596853
Registrant commenced to transact business under the fictitious name or names listed above in 08/2006. I declare that all information in this statement is true and correct. /s/ Douglas Geordie Schuurman. Title: CEO
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/21/22. 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: June 24 and July 1, 8 and 15, 2022

FICTITIOUS BUSINESS NAME
File No. 2022133516

The following person(s) is (are) doing business as: 1.) **THEOMETRICS 2.) URBANNATURE** 1349 N. Palomares, Pomona, CA, 91767, Los Angeles County. Registrant(s): Paul Alan Kaak, 1349 N. Palomares, Pomona, CA, 91767. Kieva Allene Kaak, 1349 N. Palomares, Pomona, CA, 91767. This business is conducted by a Married Couple. 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/ Paul Alan Kaak. Title: Partner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/17/22. 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: June 24 and July 1, 8 and 15, 2022

FICTITIOUS BUSINESS NAME
File No. 2022115308

The following person(s) is (are) doing business as: 1.) **JOYTREE CLINICAL COUNSELING** 428 Harrison Ave #101, Claremont CA 91711, Los Angeles County. Registrant(s): Joytree Marriage & Family Therapy Inc. 428 Harrison Ave #101, Claremont CA 91711 This business is conducted by a Corporation. #CA 5019924. Registrant commenced to transact business under the fictitious name or names listed above in 01/2022. I declare that all information in this statement is true and correct. /s/ Theresa Lopez. Title: President
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 05/26/22. 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: June 10, 17, 24 and July 1, 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: 525 W Arrow Hwy, Claremont CA, 91711 July 12, 2022 11:30AM. Melissa Alexander, furniture, personal items, clothes; Regima Muller, totes. 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. CN987924 07-12-2022 Jun 24, Jul 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022109461

The following person(s) is (are) doing business as: 1.) **PINEAPPLE MAIDS** 192 Kirkland Ave., Claremont CA 91711, Los Angeles County. Registrant(s): Palacios Ventures LLC. 192 Kirkwood Ave., Claremont CA 91711. This business is conducted by a Limited Liability Company. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Matthew Palacios. Title: President
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 05/19/22. 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: June 17 and 24 and July 1 and 8, 2022

The following person(s) is (are) doing business as: 1.) **MIKE ABRAHIM MOVAFAGIAN** AKA MIKE A. MOVAFAGIAN AKA MIKE MOVAFAGIAN CASE NO. 22STPB06009
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MIKE ABRAHIM MOVAFAGIAN AKA MIKE A. MOVAFAGIAN AKA MIKE MOVAFAGIAN. A PETITION FOR PROBATE has been filed by CAMBYSES MOVAFAGIAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CAMBYSES MOVAFAGIAN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (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: 07/22/2022 at 8:30AM in Dept. 44 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
SCOTT T. MOGA, ESQ. - SBN 182012,
MOGA LAW FIRM
123 E. 9TH STREET, SUITE 105
UPLAND CA 91786
6/24, 7/1, 7/8/22
CNS-3598171#
CLAREMONT COURIER

FICTITIOUS BUSINESS NAME
File No. 2022132683

The following person(s) is (are) doing business as: 1.) **BETO & SAMS TREE SERVICE** 2040 Armour Street, Pomona 91766, Los Angeles County. Registrant(s): Samuel Ramirez, 2040 Armour Street, Pomona 91766. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 06/2022. I declare that all information in this statement is true and correct. /s/ Samuel Ramirez. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/08/22. 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: June 10, 17, 24 and July 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022132683

The following person(s) is (are) doing business as: 1.) **BETO & SAMS TREE SERVICE** 2040 Armour Street, Pomona 91766, Los Angeles County. Registrant(s): Samuel Ramirez, 2040 Armour Street, Pomona 91766. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 06/2022. I declare that all information in this statement is true and correct. /s/ Samuel Ramirez. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/08/22. 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: June 10, 17, 24 and July 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022132683

The following person(s) is (are) doing business as: 1.) **BETO & SAMS TREE SERVICE** 2040 Armour Street, Pomona 91766, Los Angeles County. Registrant(s): Samuel Ramirez, 2040 Armour Street, Pomona 91766. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 06/2022. I declare that all information in this statement is true and correct. /s/ Samuel Ramirez. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 06/08/22. 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: June 10, 17, 24 and July 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022115308

The following person(s) is (are) doing business as: 1.) **JOYTREE CLINICAL COUNSELING** 428 Harrison Ave #101, Claremont CA 91711, Los Angeles County. Registrant(s): Joytree Marriage & Family Therapy Inc. 428 Harrison Ave #101, Claremont CA 91711 This business is conducted by a Corporation. #CA 5019924. Registrant commenced to transact business under the fictitious name or names listed above in 01/2022. I declare that all information in this statement is true and correct. /s/ Theresa Lopez. Title: President
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 05/26/22. 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: June 10, 17, 24 and July 1, 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: 525 W Arrow Hwy, Claremont CA, 91711 July 12, 2022 11:30AM. Melissa Alexander, furniture, personal items, clothes; Regima Muller, totes. 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. CN987924 07-12-2022 Jun 24, Jul 1, 2022

FICTITIOUS BUSINESS NAME
File No. 2022109461

The following person(s) is (are) doing business as: 1.) **PINEAPPLE MAIDS** 192 Kirkland Ave., Claremont CA 91711, Los Angeles County. Registrant(s): Palacios Ventures LLC. 192 Kirkwood Ave., Claremont CA 91711. This business is conducted by a Limited Liability Company. Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Matthew Palacios. Title: President
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 05/19/22. 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: June 17 and 24 and July 1 and 8, 2022

The following person(s) is (are) doing business as: 1.) **MIKE ABRAHIM MOVAFAGIAN** AKA MIKE A. MOVAFAGIAN AKA MIKE MOVAFAGIAN CASE NO. 22STPB06009
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MIKE ABRAHIM MOVAFAGIAN AKA MIKE A. MOVAFAGIAN AKA MIKE MOVAFAGIAN. A PETITION FOR PROBATE has been filed by CAMBYSES MOVAFAGIAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CAMBYSES MOVAFAGIAN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (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: 07/22/2022 at 8:30AM in Dept. 44 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
SCOTT T. MOGA, ESQ. - SBN 182012,
MOGA LAW FIRM
123 E. 9TH STREET, SUITE 105
UPLAND CA 91786
6/24, 7/1, 7/8/22
CNS-3598171#
CLAREMONT COURIER

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIKE ABRAHIM MOVAFAGIAN
AKA MIKE A. MOVAFAGIAN AKA MIKE MOVAFAGIAN CASE NO. 22STPB06009

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Autos Wanted Luxury

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-339-5994. Email: porscherestoration@yahoo.com (Cal-SCAN)

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Looking to Buy

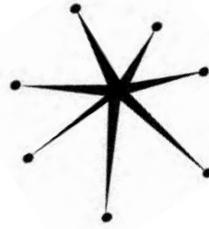
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APN: 8705-008-040 TS No: CA07000227-22-1 TO No: 8774002 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 27, 2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 16, 2022 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, 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 November 3, 2008 as Instrument No. 20081942458, of official records in the Office of the Recorder of Los Angeles County, California, executed by JULIE L. WARTHEN, A WIDOW, as Trustor(s), in favor of WORLD ALLIANCE FINANCIAL CORP 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: 1815 WEST 9TH STREET, POMONA, CA

91766 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 \$301,959.98 (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 Mortgage, 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 In Source

Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA07000227-22-1. 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07000227-22-1 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: June 13, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA07000227-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949.222.1161 TDD: 866-660 4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 83141, Pub Dates: 6/17/2022, 6/24/2022, 7/1/2022, CLAREMONT COURIER

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: 775 S. Mills Ave, Claremont Ca, 91711 July 13, 2022 12:15 PM. Dena Escoto-couch, bed, dresser, boxes, tv's; Brenda Lugo-sectional, refrigerator, household items, tv stand, kitchen items; Maria Jaimes-refrigerator, beds, sofa, love seat, dresser, dining table, chairs. The auction will be listed and advertised on www.storageandtreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. CN987660 07-13-2022 Jun 24, Jul 1, 2022

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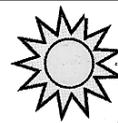
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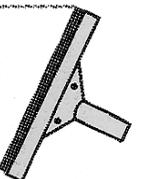
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