

City in the hot seat



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In June, Jamboree's Chief Development Officer Michael Massie led a tour of the site of Larkin Place on Harrison Ave. The state says the city broke the law with its recent denial of Jamboree's easement request.
COURIER photo/Steven Felschundneff



Stray makes long, unlikely journey to Claremont

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Claremont will have full council races after all

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All fired UP!

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FirePool USA president Brad Jamison, alongside his wife and managing director, Amanda, demonstrate the practical use of FirePool USA to soak your home in case of an impending fire. In 2019, Brad outfitted his pool pump with a pipe and has now patented the valve directing water from his pool through firefighter quality fire hoses.
COURIER photo/Andrew Alonzo

Something has to give: start with empathy

▶ PAGE 2



Something has to give: start with empathy

Last week I wrote about our neighbor, Cash Whiteley, who is having a hard time, and has been for a very long while.

The 59-year-old unhoused man has been suffering with a shockingly gruesome open wound on the left side of his face for four years. The medical runaround is quite literally killing him.

After seeing the story, a friend of his from St. Ambrose church drove him to L.A. County-USC Medical Center's emergency room on Tuesday, where he was reportedly seen by a doctor and began the process of having the wound cared for.

On Friday, Cash called me to report his social worker had dropped him off at L.A.'s Union Rescue Mission so that he could be seen at its dental clinic, but that he'd walked out after becoming overwhelmed by the paperwork involved, and his social worker was gone. I called his social worker both to confirm Cash's version of events and find out why she left him there, but she did not get back to me.

The rest of Friday was spent trying to get Cash back to Claremont, which only happened due to the generosity and legwork of the COURIER's Tom Smith.

I hope to one day write the joyous epilogue to Cash's story in which he's healthy, productive, and has a place to stay. He's not there yet.

But no matter how it turns out, one thing we can all agree on is it's a crime that it took four years to get any momentum created toward healing his now life-threatening wound.

But that's the world we live in. Quality medical care is for the lucky few. If you have money and insurance, seeing a doctor is a breeze. If not, Godspeed and there's the door. As Cash put it, "If you're homeless, who cares?"

Yes, Medicaid helps millions, but this is a big country, and not everyone has the means or knowhow to get coverage. According to Stanford University's Institute for Economic Policy Research, "about 25 percent of all homeless adults in Los Angeles County had severe mental illnesses such as a psychotic disorder and schizophrenia and 27 percent had a long-term substance use disorder. Moreover, a higher percentage of so-called chronically homeless have drug addiction, a severe mental illness, or both."

Just because it's available doesn't mean a person is able to make it happen on their own.



Going There

by Mick Rhodes

It's clear our country's healthcare system is broken. We're just bad at taking care of our people, physically and mentally. And for those in poverty — the very population that needs it most — it's getting worse.

Activists, trade organizations, the World Health Organization, and most Americans contend healthcare is a human right. They are correct.

If we can't rally to the defense of the defenseless, then who are we?

The United States, with its bulging economic and

“ But that's the world we live in. Quality medical care is for the lucky few. If you have money and insurance, seeing a doctor is a breeze. If not, Godspeed and there's the door. ”

military power, allows its people to die from preventable diseases. Why? Because somewhere along the line over the last 246 years healthcare became a commodity, just like soybeans or crude oil. (Let's save the conversation about wealth inequality and starvation for another time.)

The United States goes to great lengths to take care of corporations, but its people are on their own.

I see the benefit of having a great big, stampeding economy. It beats the alternative. But only a few share in the rewards. While corporate America reaps record profits, wealth is becoming ever more concentrated at the tippy-top of our population. And every day skyrocketing medical and housing costs push good health and housing security further and further from those at the bottom.

One has to wonder if GDP is an accurate measure of the health of our nation. Spoiler: it's not.

The collateral damage from decades of evangelizing the economy over all else is just everywhere. We turn away from the “wounded walkers” at stoplights, unable to meet their gaze. Why? Because as Cash told me, we “don't want the responsibility that comes with it.”

I'm part of the problem too. I spent a long time doing practically nothing. I do a little now, but not nearly what I could. The urge to turn away is strong, even for me.

Many are doing good work to help address this problem, including the Los Angeles Homeless Services Authority, one of very few organizations that consults directly with formerly unhoused persons when making policy through its Lived Experience Advisory Board. The City of Los Angeles is home to some 63,706 unhoused persons, a total second only to New York City. California has spent billions to help, and still the numbers increase.

All the while, healthcare has become more expensive.

Access to mental health care has become a priority for many since COVID-19 threw a lot of us into a tailspin, and providers such as Kaiser are scheduling non-emergency mental health-related appointments months down the line.

If you're feeling bewildered by this tirade, I suggest a trip to L.A.'s Skid

Row. According to The Union Rescue Mission, which has been serving Los Angeles for 129 years, Skid Row is between 3rd and 7th streets to the north and south, and Alameda and Main streets to the east and west.

I promise you, a few minutes inside that suffering is all you will need to understand what I'm on about.

In the meantime, what can we do here, in Claremont?

I have a friend who carries a box of new socks, water bottled and protein bars in her car so she has something to give to the exploding unhoused community where she lives in Portland. It's not going to get anyone off the streets, but it might keep someone from dying from exposure, malnutrition, or dehydration for a few more days.

I have no solutions, but I do know in my bones that whatever it is, it starts with empathy.

Something has to give.

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A LOCAL NONPROFIT NEWSROOM

State says city broke the law denying Larkin Place easement

by Steven Felschundneff
steven@claremont-courier.com

On Monday the State of California put Claremont on notice that the city violated state law by denying an easement over a public park that would help facilitate the construction of a permanent supportive housing project.

The letter from the Department of Housing and Community Development's Assistant Deputy Director, Local Government Relations and Accountability, David Zisser states "In denying the easement, the City of Claremont (City) has violated the Housing Accountability Act (HAA) under Government Code 65589.5."

During its June 28 meeting, the Claremont City Council denied, by a 3-2 vote, Jamboree Housing Corporation's request for a 24 foot by 275 foot easement across an existing parking lot at Larkin Park that would have provided access to a proposed new parking lot and affordable housing project on the adjacent property at 731 Harrison Avenue. That project, Larkin Place, had the blessing of city planning staff and had already been approved by the architectural commission. These approvals were noted in the HCD letter.

Councilmembers Corey Calaycay, Sal Medina, and Mayor Pro Tem Ed Reece voted no.

The most recent letter from HCD was not a bolt from the blue, as the agency had warned the city, and by extension the council, that denial of the easement is a violation of the Housing Accountability Act.

"On June 23, 2022, HCD sent a letter to the City stating that denying the easement equates to the disapproval of the Project and, without making the required public health and safety findings, would constitute a violation of the HAA ... The City Council denied the easement despite City staff's recommendation to approve the easement and HCD's technical assistance informing the City that the Project qualifies for protection under Government Code," read the August 12 letter from the state.

The message from the housing agency is quite clear: the city needs to either rectify the situation by approving the easement, or HCD may refer the situation to the California Office of the Attorney General. If Larkin Place ended up in state court, the legal costs to the city could be astronomical.

The city must provide HCD with a written response by September 12, including, at a minimum, "a specific plan and timeline for corrective action that allows

the Project (via the approval of the required easement) to move forward with its plans without further delay or demonstrate that legally sufficient health and safety findings were made pursuant to Government Code."

The reference to "public health and safety findings," stems from California law that states affordable housing projects shall not be disapproved by a local agency unless there is a preponderance of evidence that one of five critical conditions apply: the city has met or exceeded its Regional Housing Needs Assessment; the project would have a specific, adverse impact on public health or safety; a specific state or federal law supersedes; the proposed project is on land zoned for agriculture or resource preservation; or the housing development is inconsistent with both the jurisdiction's zoning ordinance and general plan.

City staff have repeatedly said that none of the five conditions apply to Larkin Place, and the public health provision includes a very high bar, which makes it almost impossible to deny a project on those grounds. Nonetheless, opponents to Larkin Place have seized on this language and have been pressuring city officials for a safety study.

Jamboree has proposed building a 33-unit permanent supportive and affordable housing development consisting of nine studio and 23 one-bedroom apartments, as well as a two-bedroom onsite 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 unhoused. In addition, tenants will have some type of disability which could include mobility issues, autism, post traumatic stress disorder, mental illness, or addiction issues.

The core issue involves a slate of new laws that make developments like Larkin Place "by right," meaning local agencies such as the Claremont City Council have little control when it comes to approving or denying them.

But the letter from HCD goes one step further by reminding city officials that putting up barriers that might ultimately block the construction of Larkin Place, in this case the easement, also violates the law.

"As defined in the HAA, 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.'"

On June 28, Calaycay said he was not going to

have his vote hijacked by the state, referring to the "by-right" status of the project and the first HCD letter. Reece said he concluded the driveway easement over a parking lot adjacent to a soccer field was not safe. Medina expressed concern the usual approval process had been circumvented for this development.

Reached by phone on Tuesday, Calaycay said "I have no comment at this time." Pressed further about the possible financial costs he said. "This has nothing to do with fiscal responsibility."

The COURIER called and emailed both Reece and Medina but neither had responded as of press time.

"Because this involves potential litigation, I have no comment at this time," said Mayor Jed Leano, who is also an attorney.

Other stakeholders, who are not elected officials, had plenty to say about Claremont's predicament.

"Though many will experience this as a loss of local control, it is instead control that the city handed over," said Ilsa Lund, board of directors chair for the Housing and Homelessness Collaborative. "It's the manifestation of decades of local opposition to new housing and what California voters demanded in order to address our housing crisis. I don't want the city to be entangled in costly litigation any more than anyone else who loves Claremont, but I don't think we can operate outside the law by standing in the way of housing we have both a moral and legal obligation to build."

In June, the city's special legal counsel Thomas Clark disagreed with HCD's assessment that denying the easement would be a violation of the law, arguing the right-of-way 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 during the June meeting.

Reached by email on Wednesday, Clark said the city will work toward a response to HCD within the time parameters imposed by that agency.

"My viewpoint was, and continues to be, that the city's refusal to grant an access easement through the park is not a violation of the Housing Accountability Act," Clark said.

Sweet stray to make unlikely journey to Claremont

By Melina Tisopulos

A sweet white dog with black eye patches from Hazelhurst, Mississippi named Bear is currently gearing up to make the nearly 2,000-mile journey to his unlikely "forever home" in Claremont.

While this trip is grand on its own, it is just part of the story behind this beloved stray and the local and national network of support that has rallied around his adoption. Found by chance by Claremont's Will Ouellette, 19, he and Bear will soon reunite after months apart, and the pup will officially be welcomed into his family.

This story began after Ouellette graduated from Claremont High School in 2021. He deferred college for a year to serve in AmeriCorps National Civilian Community Corps and traveled to seven Southern states over 10 months to carry out service projects for communities in need. In the spring, he was assigned to Camp Wesley Pines in Hazelhurst to assist with trail maintenance.

During his stay, Ouellette saw a disheartening number of stray dogs roaming the rural area. The camp's manager had alerted his team, Bayou 3, to a specific



Photo courtesy of Kristie Weaver

stray who had been playing with his puppy.

On the night of March 21, the dog approached their living quarters. With a harsh storm churning outside, they let him in and gave him a bowl of water and some slices of ham. Two of the Bayou 3 members stayed up through the night with the dog, who they began calling Bear.

"The next day we had to go to our worksite. He wouldn't leave, and he jumped in the car with us, and sat right at the driver's seat, and we were like, 'No, we can't let him go!'" Ouellette said.

For the next few days, Bear remained loyal to the team, awaiting their return from their long workdays.

"All day he would sit out by our door and wait for us," Ouellette said.

Worried Bear would grow too attached, their team leader gave them three days to rehome him. Ouellette reached out to his mother in Claremont, Nicole Ouellette, for help. She first recommended taking him to a local shelter, but all were full. The next idea was to transport him to California by airplane cargo. But with such a brief time frame in which to line it all up, this option became far too complicated.

continued next page

Claremont will have a full city council race after all

by Steven Felschundneff
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What a difference a day makes.

In last Friday's edition we reported that with the cut off fast approaching, only one incumbent city councilmember had a challenger in the November election. But by the Monday evening deadline, all three incumbents had a race on their hands.

In a flurry of activity Monday, Aundre Johnson and Maura Carter became qualified candidates for council, meaning they had collected the 20 nominating signatures and submitted the forms to the city clerk.

As of Wednesday, Johnson had taken the next step of forming a committee and supplying the city with the necessary documents that will allow him to spend or raise more than \$2,000 on his campaign. Carter had yet to file those documents.

Mayor Pro Tem Ed Reece will run against former city councilmember Peter Yao in District 2, Councilmember Jennifer Stark will face Carter in District 3 and Mayor Jed Leano will go up against Johnson in District 4.

While the incumbents, and Yao, are familiar names to readers of the COURIER, less is known about Johnson and Carter.

Johnson works as a television and movie director and provided Covid safety management on the Hollywood studio lots throughout the global pandemic. He is married and has two sons currently attending Claremont elementary schools.

He was a member of the Claremont Police Station Citizens Advisory Committee formed after the first bond measure to finance and build a new police station failed. He was also a member of the No on Measure CR committee, which in November 2019 succeeded in defeating the ordinance that would have increased sales tax in Claremont by 0.75% with the money going into the general fund.

"I'm running for office to ensure that the city council focuses on increasing transparency with issues that impact our community," Johnson said. "Likewise, I want to emphasize that the city council exists to serve all constituencies. I want to keep Claremont a safe place to live for everyone while preserving Claremont's sense of place by maintaining the unique quality of our neighborhoods."

Carter grew up in Claremont, attending the local public schools and the Claremont Colleges. She has "worked, volunteered, and participated in community events in Claremont," including taking an active role in the "Keep La Puerta Public" campaign, which opposes Trumark Homes' proposed development of the former school site at 2475 N. Forbes Avenue.

"I desire to continue the diversity, inclusiveness, and accessibility of this beautiful city. I have many long-established friends, neighbors, and associates in Claremont and value a deep sense of community. I have great respect for the intergenerational voices of Claremont. I will serve Claremont with integrity, dedication to fiscal responsibility, and commitment to safety, inclusiveness, and sustainability," she said.

Yao vacated his position on the Claremont City Council in 2010 so that he could serve on the Citizen's Redistricting Committee. His 10-year commitment to that body is now complete so he is refocusing his efforts to serving Claremont.

"I'm seeking another role with Claremont City Council after my prior tenure in 2010 to solve for some outstanding issues in our community. There are significant opportunities for showcasing the partnership between the city and the Claremont Colleges, and strengthening the 'town-gown' relationship remains pivotal in ensuring Claremont's growth. The Claremont Colleges offer a world-renowned academic environment, and reinforcing the city's contribution to that atmosphere will be a boon for both parties. I am also seeking to tackle the Claremont's employee pension to ensure that our dedicated civil servants are

financially protected once they retire," Yao said.

A full profile on each candidate will be published before the November 8 election, however, in the interest of providing equal voice to the incumbents, each submitted the following statements for publication:

"I am excited to continue serving Claremont on the city council. Claremont is in a much stronger position than when I first took office in 2018. I will continue to do what I do best in this campaign and in a second term: offer a positive vision for progress, dignified and approachable leadership, and renewed focus on our biggest challenges in the next four years," Leano said.

"Despite the pandemic, I am proud to have fulfilled my campaign promises of four years ago regarding public safety, financial stability, housing, sustainability, and transportation. I recognize there is much still to do, including addressing our urban forest, maintaining fiscal stability, enhancing public safety, thoughtful affordable housing, and more. I look forward to another four years of successful collaboration with the Claremont staff, council colleagues, and community to advance our shared vision for our hometown," Reece said.

"I am running to continue to serve Claremont because I feel a deep sense of responsibility for and gratitude to our community — one with a legacy rooted in intentional, managed planning for organized evolution and development. My hope is to take the lessons of our prior successes while also embracing the challenges and opportunities that arise from life in a complex world. Balancing the gifts of our legacy with courageous change management and forward-thinking leadership, we will be poised to face uncertainty. I believe that the democratic process is a collaborative and cooperative one, and that by centering our values around equity, sustainability, and community we all achieve a more rational chance of thriving and growing into a healthy future," Stark said.

Mississippi dog heading home

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As a last hope, Nicole posted on Facebook asking if anyone had referrals to an animal rescue in the South. Another Claremont resident (and this reporter's mother), Tara Tisopulos, then put her in contact with her childhood friend Courtney Tennant Paneri, who co-founded American Lab Rescue, a dog saving group based in Connecticut.

With such dire need in the South, American Lab Rescue mainly helps dogs from Mississippi, Louisiana, and Texas. Paneri connected Will with Kristie Weaver, a foster volunteer in Mississippi. From there, Bear was sent to Alabama to be boarded while receiving medical care, including heartworm treatment. In May he was back in Mississippi with Weaver, who has been fostering him since.

Now, months later, he is making his long-awaited move to California. In addition to fostering, Weaver runs Coast to Coast Transport, LLC, which conveys rescue animals to the East and West coasts. She and her business partner are graciously driving Bear from Mississippi to Claremont and will arrive on August 25, when he will be officially adopted by the Ouellettes.

"It will be bittersweet to say goodbye to him, but I look at myself as just a stop along the way," Weaver said. "And that stop along the way is sometimes a short stop, or sometimes its many months, but I've been getting him ready for his family. He'll have a great life, and most importantly he'll be out of Mississippi and out of the South."

The family is very eager to finally welcome their new member. Will is excited to reunite with Bear before leaving for his freshman year at Northeastern



Outside of his grandmother's home on Wednesday, Claremont teen Will Ouellette shares a smile and story with the COURIER about how he and his mates from AmeriCorps NCCC befriended a stray dog in Mississippi. With the help from some neighborly friends, at the end of August Will and his dog Bear will be reunited again. COURIER photo/Andrew Alonzo

University in Boston.

"It feels good. I'm curious to see to see if he'll remember me, I think he will," he said. "It's kind of sad because I leave for college, but we'll get a week together."

The Ouellette family is grateful for the support shown to Bear and are appreciative of the out of state help from Paneri and American Lab Rescue, as well as Weaver's months of fostering. The action taken by those in Claremont has also been touching, they said. This extends to Tara Tisopulos, who organized a fundraiser for Bear's American Lab Rescue medical and transport fees, and all those who contributed to it.

They are also thankful for the generosity of Nicole's mother, who will host the Coast to Coast Transport partners the night before their return flight, which was purchased through donated Southwest Airlines flight miles.

They hope that by sharing Bear's story they will bring awareness to the other dogs needing homes in the South, and the organizations like American Lab Rescue that remain dedicated to the cause.

For anyone interested in supporting American Lab Rescue, visit their website at americanlabrescue.com.

Melina Tisopulos is a rising senior at Claremont High School and is the COURIER's summer intern.

POLICE BLOTTER

By Steven Felschundneff

Tuesday, August 9

At 12:37 a.m. Claremont police officers saw a grey Kia stopped in the middle of the intersection of Foothill Boulevard and Mills Avenue with another vehicle's driver honking to try and get the Kia to move. Officers approached and say they saw Carson resident Ebony Walker, 38, asleep in the driver's seat with the vehicle in gear and the engine running. A passenger in the vehicle was also asleep. Officers suspected Walker was under the influence of alcohol, and following a field sobriety test, he was arrested taken to jail. Police say a breath sample revealed a blood alcohol content of .13%, nearly double the legal limit. He was held for detoxification and released with a citation to appear in Pomona Superior Court.

Police received a 6:22 a.m. call about a man going through bins of mail behind the Claremont Post Office, 140 N. Harvard Ave. When officers arrived, they contacted a 32-year-old unhusd Claremont man in possession of mail that did not belong to him. Police say the subject admitted to stealing mail and he was arrested transported to the Claremont jail, booked, and released with a citation.

Claremont's license plate reader cameras picked up on a grey 2017 Hyundai Tucson that had been reported stolen in Pomona earlier in the day. At 8:29 p.m. officers located the car heading south on Indian Hill Boulevard at San Jose Avenue and attempted to pull the driver over. The Hyundai entered the westbound 10 Freeway, accelerating to a high rate of speed, and a pursuit was initiated. During the chase the cars traveled at speeds in excess of 100 mph, with the Tucson weaving in and out of traffic. At the 57 Freeway inter-

change the Hyundai accelerated to 115 mph and officers lost sight of the vehicle and terminated the pursuit.

Wednesday, August 10

At 12:01 a.m. the same unhusd man who was arrested a day earlier was arrested again for violation of a stay away order, which bans him from approaching certain family members and a residence. A caller advised police that the man was in her front yard, but the order prohibits him from being within 100 yards of that residence. When officers arrived, he fled on foot. Officers caught up to him in the 300 block of S. Indian Hill. He was arrested and transported to CPD jail before being released with a citation. A records check showed he had been arrested 14 times for the same violation over a three-year period.

A caller alerted police at 12:49 a.m. there was a possibly intoxicated driver near the intersection of Foothill Boulevard and Towne Avenue, and that the car was missing a tire. When police caught up with the driver, later identified as Pomona resident Jose Granados, 56, the car was headed westbound on Foothill, had lost two tires, and was sending up a spray of sparks as it proceeded down the roadway on just the rims. Officers pulled Granados over on Garey Avenue north of Foothill and discovered both tires on passenger side were completely missing along with evidence that the car had been involved in a traffic collision at an unknown location. Police say they found Granados standing next to the open driver's door with the key fob in his hand. Not surprisingly, they suspected he might have been drinking. He agreed to a voluntary preliminary alcohol screening test which allegedly showed his BAC was .18%, over twice the legal limit. He was transported, booked, and held for detoxification before being released

with a citation to appear in court.

Thursday, August 11

At 2:32 p.m. officers conducting a welfare check at the Motel 6, 840 S. Indian Hill Blvd., observed several unhusd people sitting next to dumpsters at the nearby Denny's. They contacted Pomona resident Elizabeth Freeman, 44, who was wanted on a Claremont felony burglary warrant, and a check revealed she was also on probation for burglary. She was arrested and transported to CPD where she was held for court the following day. Her probation was subsequently revoked, and she remains in custody at Century Regional Detention Facility in Los Angeles.

Friday, August 12

A female victim parked her black Honda Accord in the 2600 block of King Way around 6 p.m. to go on a hike with a friend. When they returned at about 8:30 p.m., she discovered the car had been vandalized with several large dents to the front quarter panel as well as the front and rear doors, later estimated to be \$3,400 in damage. Police responded and saw that the dents in the vehicle appeared to be caused by kicking, due to shoe prints on the paint, with part of the shoe print reading "Sperry."

Officers contacted Claremont resident Naser Mahfoud, 48, who lives adjacent to where the Honda was parked. Mahfoud said he had surveillance video and agreed to let police look at the feed, but officers were unable to gain access. Police say Mahfoud then became uncooperative. During their investigation officers asked Mahfoud to take off the sandals he was wearing. They observed the word Sperry printed on the shoes and confirmed the size matched the shoe print on the Honda. Mahfoud allegedly told police he was angry because the victim had parked in front of his house for a long period of time. He

was arrested, transported to the police station, and booked on a felony vandalism charge. During that process he complained of a medical emergency and was released with a citation and transported to a hospital.

Saturday, August 13

At 2:31 a.m. officers on patrol observed a car with a non-operating headlight and conducted a traffic stop at Claremont Lodge, 736 S Indian Hill Blvd. They contacted driver Pomona resident Jose Montepeque, 39, who, according to officers, displayed symptoms of being under the influence of alcohol, and had a half empty bottle of Modelo beer in the cup holder in the center console. Montepeque reportedly admitted to drinking two beers earlier in the day. Officers administered field sobriety tests, determined he was under the influence and placed him under arrest. A records check turned up an unknown type warrant from Pomona. He was transported to the police station, booked, and held for detoxification. He was later released with citation for DUI.

Monday, August 15

At about 3 p.m. a female victim parked her tan 2003 Honda Civic in the northwest corner of the parking lot at Motel 6, 840 S. Indian Hill Blvd. When she returned at 5 p.m. she discovered it was missing. Officers responded and the victim said she might have left keys in vehicle while unloading groceries. Officers reviewed surveillance video and allegedly saw a blue GMC sport utility vehicle drive past the Honda then back up and park next to the car. A suspect described only as a Hispanic male exited the passenger side of the SUV and entered the Honda, which was last seen heading west out of the parking lot. The next day the unoccupied vehicle was recovered by Ontario police but there was no evidence that

Haircuts for a good cause

On Sunday, September 11, the Claremont Educational Foundation and be Rosie Salon will host a haircut-a-thon to raise funds for Claremont public schools.

The event kicks off at 9 a.m. with the final cut around 3 p.m. Attendees are advised to purchase tickets early to

show their support and guarantee their haircut on the day of the event, as only a limited number of walk-ins will be allowed.

Tickets are \$40 and include a wash, cut, and style. They can be purchased at eventbrite.com. Further donations to CEF are optional at checkout.

Participants are reminded to arrive on time for their appointments. If more than nine minutes late, they will be canceled. Additionally, specific stylists cannot be requested.

Be Rosie Salon is at 849 W. Foothill Blvd., Claremont, near Sprouts market. Phone (909) 260-4261.

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Dear Claremont neighbors**To the editor:**

The state is in an extreme drought, with a terrible water shortage. For all of us, and for future generations, we need to conserve. The state and the City of Claremont have imposed water rationing. This is needed for all of us, and it is not unreasonable. Nevertheless, on my evening walks I am shocked and saddened to see there are still those who use their automatic

**READERS
COMMENTS**

sprinklers multiple times during the week. On my last few walks (which were not on days when sprinklers are allowed), I passed by four houses with sprinklers run-

ning! I have to assume there are other neighbors at other times who are also wantonly ignoring the emergency.

Please do not behave so selfishly. Your lawns are no more valuable than mine or anyone else's. You can always hand water if necessary. This is in fact suggested to preserve our trees. Our future depends on it.

**Carol Fisher Sorgenfrei
Claremont**

**ADVENTURES
IN HAIKU**

*Monsoonal moisture
Makes for cotton candy clouds,
But I miss dry heat*
— **Steve Harrison**

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

OUR TOWN

Residential reminders: back to school, sidewalk parking, waste roundup**It's that time again**

Parents and guardians of Claremont Unified School District students are reminded the first day of the 2022-23 school year is Wednesday, August 31.

In anticipation, back to school nights for each of the district's elementary schools will be held in the coming days, including Monday, August 29 at Oakmont and Vista del Valle, August 29-30 at Chaparral and Sumner/Danbury, and Wednesday, August 31 at Condit. Mountain View completes the circuit Thursday, September 1.

More info is at cusd.claremont.edu.

Parking concerns on public sidewalks

Residents are reminded that parking on

or across a public sidewalk is not only illegal — as it violates California Vehicle Code Section 22500 — but also poses a public safety concern for those in wheelchairs, the visually impaired, and those pushing strollers.

Vehicles in violation can be cited and/or towed. More information is at ci.claremont.ca.us.

Waste roundup event

Los Angeles County residents are invited to a free drive-through household hazardous waste roundup event Saturday, August 20 from 9 a.m. to 3 p.m. at the L.A. County Fair Hotel and Exposition Complex, 2118 N. White Ave., Pomona. Guests should enter through gate 9 from

White Ave.

Residents may bring up to 15 gallons or 125 lbs. of hazardous or electronic waste or sharps containers. Items should be in a box, preferably in their original packaging, and placed in your vehicle's trunk or truck bed.

No explosives, ammunition, radioactive materials, controlled substances, trash, tires, or large appliances such as refrigerators, stoves or washing machines will be accepted.

Residents are asked to label and secure items so volunteers can easily identify and remove them. Further details can be found at ci.claremont.ca.us.

LOCAL NEWS makes you smarter!

**LETTERS TO THE
EDITOR AND VIEWPOINT
SUBMISSIONS**

Please include your name and city on all letters. Letters should not exceed **300 words**, Viewpoint submissions **700 words**. Both can be emailed to editor@claremont-courier.com. If sending via US Mail, please address to Editor, 114 Olive St., Claremont, CA 91711. Both letters and Viewpoint submissions are published at the discretion of the editor, and are subject to editing for style, clarity and space. Letters received after **3 p.m. Wednesday** may not appear in that week's edition.

CLMA offers free guided tours in August

Art lovers are invited to drop by the Claremont Lewis Museum of Art on Fridays for a free 30-minute guided tour of its current exhibit, "Claremont Collects: Art, Creativity, Community."

Co-curator Seth Pringle offers the tours every Friday in August at 1 and 1:30 p.m. The tours are drop-in and do not require reservations.

Claremont Collects is the inaugural

exhibition in the newly expanded CLMA and features highlights from the museum's permanent collection. The showcase celebrates the city's artistic legacy, creative community and robust support for the arts. The exhibition features work made by area artists from the 1930s to today, and will remain on view until September 25.



CLMA is in the Claremont Depot, 200 W. First Street, next to the Metrolink station, and is open Friday, Saturday, and Sunday from noon to 4 p.m.

For more information visit clmoa.org or call (909) 621-3200.

"Moonlight at Barking Rocks," 1983. Photo courtesy of artist Millard Sheets and Claremont Lewis Museum of Art.

City elections are coming

Claremont city and school board elections
are this November.

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Claremont Courier

A LOCAL NONPROFIT NEWSROOM

City's search for finance director turns up veteran fiscal guardian

by Steven Felschundneff

steven@claremont-courier.com

Following a yearslong search, the City of Claremont announced this week it has hired Nishil Bali to fill its vacant finance director position.

"For almost two years, the city has been in the recruitment process to find a permanent finance director following the appointment of former Finance Director Adam Pirrie to city manager," Public Information Officer Bevin Handel said in a statement.

Bali will oversee all the finance department's functions, including the development and oversight of the city's \$59 million budget. Beyond that, the department is responsible for the city's financial reporting, business licensing, sanitation billing, payroll, front counter services as well as accounts payable and receivable.

Bali will replace interim finance director David Cain, who led the department for the last year.

"It took a long time for me to find someone I thought was worthy of leading our financial services department, and I am thrilled to welcome Nishil to the City of Claremont. I am very confident that he will lead the department well, with his strong financial background and his inclusive, collaborative approach to working with his staff, other departments, and the community," Pirrie said.

Bali most recently worked as the finance director in Rohnert Park, located in Sonoma County, approximately 50 miles north of San Francisco. Rohnert Park's population as of the 2020 census was 44,390, slightly higher than Claremont.

"While at Rohnert Park, Bali took initiatives that significantly reduced the city's long-term liabilities, updated several financial policies, managed rate studies, and led



Nishil Bali, previously the finance director for Rohnert Park in Sonoma County, started his job in Claremont on Monday, August 15. COURIER photo/Steven Felschundneff

a complex budget while implementing a new financial system," Handel said.

At Rohnert Park Bali worked to reduce that city's CalPERS unfunded pension liability from \$55 million to just over \$8 million in a matter of months. He said the situation here in Claremont is somewhat different because Rohnert Park had significant reserves, including a section 115 pension trust, that could be tapped to make large payments to the state retirement system. Still, this accomplishment will be welcome news here as Claremont works to pay down its own unfunded liability.

Last year the city council approved a request from the finance department to open a section 115 trust, creating a savings vehicle for a portion of Claremont's pension obligation in addition to the annual payments it makes directly to CalPERS.

Bali earned a master's business administration in finance from the highly regarded IE Business School, Instituto de Empresa, headquartered in Madrid, Spain. He earned a master's in engineering and project management from the University of California, Berkeley, and holds a certified public finance officer certification from the Government Finance Officers Association and a project management professional certification from the Project Management Institute.

Prior to his stint at Rohnert Park, Bali was the admin and physical services manager for the City of Berkeley, the principal analyst for the city and county of San Francisco, and a senior analyst for the San Francisco International Airport.

"Before that in what I call my early career I was in project management working for a construction firm managing budgets for large capital projects [from] 2005 through 2008," he said.

Bali grew up in Ahmedabad, a city in western India, but was originally from Jammu in the northern part of the country. He began his college education at Gujarat University in Ahmedabad, before coming to the United States to attend U.C. Berkeley.

He met his wife Yuliya during the time he worked in San Francisco and the couple has two children, Nitya, 8, and Rohan, 2. The family lives in San Dimas.

"It's a great team," Bali said about his first impressions of the department. "The city manager is very supportive, and I am looking forward to leveraging all of my experience from prior jobs [and] apply that here. And just see how we can provide quality services to residents of Claremont."

He described the finance department as the hub and

all the other departments as the spokes of a wheel, so that the hub must be in great shape for the wheel to roll. It's also an internal facing department, meaning there is not a lot of direct contact with the public. As such, its role can sometimes be obscured until it's time to plan and implement the annual budget.

"Balancing the budget means making sure that we have enough revenues to support our expenditures. One big factor is the economy, and if there is a recessionary environment then we would need to constantly look at what we are spending, how much revenue is coming in and make decisions on the fly so that we remain liquid and our operations are not affected," Bali said.

This process is an ongoing exercise that the department performs throughout the year and of course, it all starts out with passing a conservative budget. "I think that the city manager has already achieved that during the current proposed budget in June," he said.

"I think I can focus on getting a handle on the fiscal operations so having a two-year budget is going to help," he added.

Budgeting is one critical portion of finance, but there are other broad areas that require the finance director's attention. One is managing investments according to the government code, and making sure the city continually makes prudent investment decisions. Another is risk management, which involves looking at insurance premiums and deductibles to ensure the city is protected and not overpaying. Finally, the director must adhere to the highest standards in governmental accounting, auditing, and financial reporting. Also under the finance department supervision are procurement, compensation and benefits, debt administration, billing, and vendor payables.

"I think one important consideration for us is to be transparent in what we do and seek public input so we can make the best decisions for the community," Bali said.

Public input can come from the usual channels, such as commenting during city council meetings or during the budgeting workshops. However, Bali said he welcomes input from the community year-round; if someone has a concern or an idea, they are welcome to call his department.

When not working Bali likes to travel and spend time in nature, including hiking with his family. He has yet to explore the many great places for outdoor recreation in our area, such as the Claremont Hills Wilderness Park.

"Right now, most of our time is spent in the swimming pool. It's really hot," he said.



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Across

- 1. ___ general rule
- 4. A.C. unit, abbr.
- 7. Blubbers
- 11. It's distilled rather than fermented
- 15. Character defining feature of Claremont
- 17. Inherent quality
- 18. Map feature
- 19. Plane home
- 20. 3 to 1, for one
- 21. Chicken ___ (childhood disease)
- 24. Banking task
- 26. Indian turnover
- 29. A coming together
- 30. Turtle's "home"
- 31. Reminded
- 33. Piano adjuster
- 34. Amphora
- 35. Lead-in to plan B
- 40. Fashion issue
- 41. Hotelier Helmsley
- 42. Avoided responsibilities and work
- 47. Put to sleep
- 48. Recent theatrical production from CHS
- 51. Double curve
- 52. Steamed

53. Housewarming party

- 56. Deep pink
- 57. Claim
- 61. Grade of beef
- 62. Halt
- 63. Guff
- 64. Letters after Q
- 65. Believer suffix

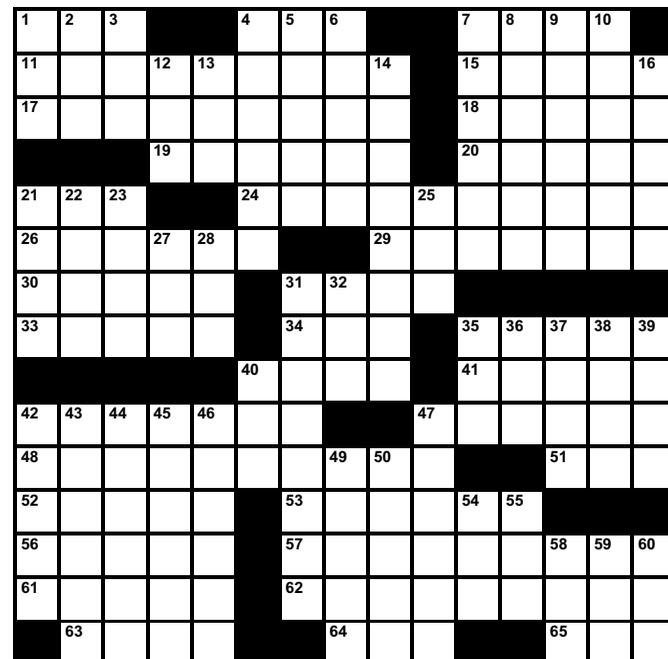
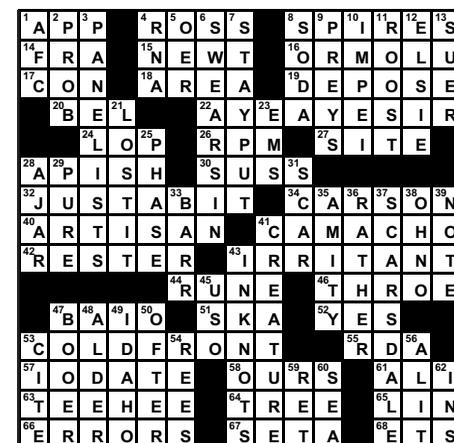
Down

- 1. Tuna type
- 2. "Chain Gang" singer Cooke
- 3. Escort's offering
- 4. "Beverly Hills 90210" girl
- 5. Slight color
- 6. Open, as a toothpaste tube
- 7. Recipe direction
- 8. Decorative
- 9. Get moving
- 10. Comprehending
- 12. Morse bit
- 13. Evidence piece, abbr.
- 14. Camper's supply
- 16. Cigar
- 21. Cousin of "ahem"
- 22. Between Molokai and Kauai
- 23. Marvel Comics group

25. A Chaplin

- 27. "Hurrah!"
- 28. Photog's purchase, perhaps
- 31. Dead end street
- 32. Website symbol
- 35. Land in l'océan
- 36. Feasted
- 37. Protuberance
- 38. Small bills
- 39. Small boys
- 40. One engaged in, suffix
- 42. Scalawag
- 43. The Titanic and the Lusitania, e.g.
- 44. Latin name for England
- 45. Music holders, abbr.
- 46. English economist
- 47. Least
- 49. Short-straw drawer
- 50. Kudrow and Bonet
- 54. Poet's palindromic preposition
- 55. Spider is one
- 58. Roman 3
- 59. Places for R.N.'s
- 60. Fishing aid

Answers to puzzle #686



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How can I donate?

You can donate on our website or call Betsy at the COURIER at (909) 621-4761. Or mail your donation to the Claremont Courier, 114 Olive St., Claremont, CA. 91711. Make checks payable to: Claremont Courier Inc. Donations are tax deductible.

How much are you trying to raise in this first campaign drive?

We are trying to raise \$500,000 over three years. Any tax-deductible amount, no matter how small, is greatly appreciated.

Why should I support the COURIER?

Becoming a nonprofit news outlet is one proven and successful strategy for preserving news in the face of changing economics that have resulted in more than 2,100 U.S. newspapers shutting down between 2004 and 2020. We don't want a "news desert" to come to Claremont. We believe

strong, local news sources create strong communities. A trusted, impartial press makes for a strong democracy.

What is a Claremont COURIER Publisher's Circle donor?

The COURIER Publisher's Circle includes donors who have agreed to pledge each year for three consecutive years. Gifts can be made monthly or annually. As a Publisher's Circle donor, you will be invited to special events, such as salon-like conversations, and other experiences created to engage Circle donors.

Why did the COURIER go to a nonprofit status? Were you running out of money?

Like many small, community newspapers and websites, our advertising revenue is on the decline, with many communities throughout the country turning into "news deserts." Since 2016, COURIER revenue dropped an

average of three to six percent per year. Then the pandemic hit, and revenue dropped 17 percent. Even with the economy slowly getting better, these numbers have not improved much. Therefore, our business model needs to change to survive, and like many news outlets, we adopted the nonprofit model.

Does that mean the Weinberger family no longer owns the COURIER?

That's correct. The COURIER is now owned by the community. We consider this change in part as a gift to the City of Claremont from the Weinberger family to ensure the COURIER's long-term public support role. Martin Weinberger, who purchased the newspaper in 1955, would be pleased with this new civic enterprise. It gives the Weinberger family an exit strategy that preserves the legacy of the COURIER and their dedication to their readers and communities.

Why didn't the Weinbergers just sell the COURIER?

We have seen over the years that new owners are often looking for quick profits as opposed to maintaining the quality of the news outlets they purchase.

Are community donations the only way to raise needed funds?

No, we are also applying for grants and underwriting from foundations, corporations and government funding.

How will the COURIER change now that it's a nonprofit?

This change recognizes that local news is a civic rather than a commercial enterprise. As an institution our community relies on, we are turning to you for financial support. That's because local news is key to healthy, vibrant, engaged communities and thus merits philanthropic support.

What's happening Claremont?

BY ANDREW ALONZO

calendar@claremont-courier.com

FRIDAY 8/19

- Register online at visit.lacountylibrary.org/event/6969836 for Claremont Helen Renwick Library's **smarty pants story time** course for kids, held at 208 N. Harvard Ave. Enjoy children's books, songs, rhymes and exercise while learning school readiness skills. The free course begins at 10:15 a.m. on August 25; attendance is limited.

- Due to the Joslyn Center's closure, noon's **overeater anonymous** session has moved to the Alexander Hughes Community Center, 1700 Danbury Road. Residents can call (909) 399-5367 for more details.

- Drop by Old Stump Brewing Co., 2896 Metropolitan Pl., Pomona, for some **live music** by Black Sabbath tribute band Sabbath After Forever. The free show starts at 7 p.m. More info is at oldstump-brewery.com.

SATURDAY 8/20

- Los Angeles County residents are invited to a drive-thru style **household hazardous waste round-up event** from 9 a.m. to 3 p.m. at the L.A. County Fair Hotel and Exposition Complex, 2118 N. White Ave., gate 9, Pomona. Collection info can be found on page 6.

- Last Name Brewing's annual Woodstock-themed **music festival** kicks off at noon and will feature a new artist every 90 minutes until doors close around 10 p.m. Artists include Elizabeth Hangan at 2 p.m., Blue HWY at 3:30 p.m., Court Verano at 5, The Discipline at 6:30 p.m., and Groove Session closing out the event at 8:30 p.m. A portion of the proceeds will go to the Claremont Educational Foundation. More details are at lastnamebrewing.com.

- Orientation for Pomona College's class of 2026 and incoming fall 2022 transfers begins today. To accommodate for the afternoon freshman parade, streets surrounding the college — College Avenue, from Seventh Street to Fourth Street, Sixth Street, from Harvard Avenue to College Way — will be **closed** from 3:30 to 7:30 p.m.

- Swing by the Claremont Presbyterian Church, 1111 N. Mountain Ave., around 6 p.m. for a **free concert** by beloved folk band Squeakin' Wheels. Bring a chair, blanket and picnic basket to enjoy on the lawn during the show. More info is available by calling (909) 624-9693.

SUNDAY 8/21

- **Polyhedra** will perform a free three-hour concert beginning at 2 p.m. at College Center, 665 E. Foothill Blvd. For more information or to view the monthly lineup, visit jazzatcollegecenter.com.

MONDAY 8/22

- After closing for routine maintenance, the **Joslyn Center**, 660 N. Mountain Ave., will reopen at 9 a.m. Info about senior activities and classes can be found at ci.claremont.ca.us or by calling (909) 399-5488.



- Sustainable Claremont's **monthly dialog** returns via Zoom at 7 p.m. This free hour-long lecture on gardening with California native plants will be led by Scott Kleinrock, a conservation programs manager at the Waterwise Community Center for the Chino Basin Water Conservation District. Meeting details can be found in Sustainable Claremont's monthly newsletter or at sustainableclaremont.org.

- Claremont's **Monday night concert** series continues at Memorial Park, 840 N. Indian Hill Blvd., with a 7 p.m. performance by 1980s cover band Neon Nation. The free concerts are presented by the City of Claremont and the Kiwanis Club of Claremont. Crowds are invited to come early to set up on the grass and enjoy concessions. For more information call (909) 399-5490.

TUESDAY 8/23

- At 10 a.m., embark on a **virtual trip to Australia** with personal travel guide and senior activities coach, Hayle Wilder, and explore some of the nation's iconic tourist destinations, architecture, cuisine and culture. AgingNext will facilitate the free event. For registration or general info, visit eventbrite.com.



- Kids can learn about **educational paths and careers in science, technology, engineering, and mathematics** from the L.A. County Department of

Public Works during a free virtual event hosted by the L.A. County Public Library, L.A. County Library Foundation, Edison International and DPW. The event is scheduled for 4 p.m. and will last one hour. Register at visit.lacountylibrary.org.

by going to visit.lacountylibrary.org. Attendance is limited. August's featured book is "The Swiss Family Robinson," adapted by Chris Tait, which can be checked out at the library. The club will meet at 2 p.m. Call (909) 621-4902 for info.

WEDNESDAY 8/24 THURSDAY 8/25

- The Joslyn Center's beginning and intermediate **line dancing classes** meet for the final time at 9:15 and 10:30 a.m. Those dropping in are reminded that the course is \$44 for residents and \$49 for non-residents. Phone (909) 399-5488 for further details.

- Today will be the final **Joslyn Jammers** session of the summer. Seniors who enjoy making music are invited to the center's patio to jam one last time during the free 90-minute session starting at 10 a.m. Call (909) 399-5488 to pre-register.

- Avid readers ages eight to 12 can register for Claremont Helen Renwick Library's classic **reader's book club**

- Join the Claremont Chamber of Commerce at InstaMortgage, 250 W. First St., suite 122, for a 5 p.m. **ribbon**

See more events online at claremont-courier.com



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cutting. Register before at business.claremontchamber.org.

- The Friends of the Ontario City Library are putting the pep back into the step of the Ovitt Family Community Library, 215 E. C St., Ontario, with a free community **revitalization kickoff event** at 6:30 p.m. Refreshments will be served. Questions? Call (909) 395-2224.

- The Pomona Concert Band's final summer concert, "**Stage and screen — America sings,**" features music written to celebrate Broadway, Hollywood, and America. The emcee for the evening is columnist and author David Allen. The concert kicks off at 7:30 p.m. at the G. Stanton Selby Bandshell, behind the community center building at Ganesha Park, 1575 N. White Ave. More info is at pomonaconcertband.org.

FRIDAY 8/26

- At 9 a.m., a free **art group** meets at the Joslyn Center, 660 N. Mountain Ave. The group is open to all levels of artists who are invited to bring their current works or start new ones. Contact the center at (909) 399-5488 for information.

- **Movie matinees** return this week to the Blaisdell Community Center, 440 S.

College Ave. Enjoy "And So It Goes" (2014) at 12:30 p.m. Attendance is free, but masks are encouraged as this event will be held indoors. Call (909) 399-5367 for info.

- **Friday Nights Live** performers include the Fab 8 at Shelton Park, Center Street Jazz at Village Plaza, and students from the Claremont School of Music outside of the chamber of commerce offices. The free performances take place from 6 to 9 p.m. For more details visit claremontchamber.org.

- Studio City-based singer-songwriter **Sonja Midtune** christens Ophelia Jump Productions new music lounge, 2009 Porterfield Way, suite H, in Upland at 8 p.m. with a concert featuring original music. General admission is \$30, or \$20 for students with ID. Purchase tickets or learn more by visiting opheliastudio.org.

SATURDAY 8/27

- The Pomona Red Cross Blood, Platelet and Plasma Donation Center, 100 Red Cross Circle, will host a **blood, power red and AB plasma donation drive** between 7 a.m. and 3 p.m. Appointments can be made online at the American Red Cross website, redcrossblood.org. For more info, call (909) 859-7070.

Baldy View, LifeStream host blood drive

Baldy View ROP, in collaboration with LifeStream, will host a blood drive on Wednesday, August 31 at its career training center, 1501 S. Bon View Ave., Ontario.

LifeStream's bloodmobile will be on hand for donations of all blood types from 11 a.m. to 4 p.m.

Donations will benefit the LifeStream blood bank, which is calling for support to ensure an adequate and steady blood supply for the surrounding communities.

Those who donate blood will

receive Baldy View ROP's "Counting on You in 2022" towel, while supplies last. Donors under 17 must bring a signed LifeStream parental consent form.

For additional information or to sign up, visit lstream.org/bvrop. Donors can also make an appointment by calling (800) 879-4484, or by downloading the LifeStream mobile app.

To learn more about Baldy View ROP, visit baldyviewrop.com or call (909) 947-3400.



- The public is invited to the **Pomona Valley Certified Farmers' Market** every Saturday from 9 a.m. to 1 p.m. on the northwest corner of Pearl St. and Garey Ave., Pomona. The market features organic and chemical-free produce from local urban farms, books and more. For more information, visit pomonaacfa.org.



Have an upcoming event you want published in the Courier Calendar?

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www.pilgrimplace.org

Upland animal shelter offers reduced cost adoptions

The Friends of Upland Animal Shelter is participating in August's eighth-annual Clear the Shelters campaign.

The Upland shelter, 1275 San Bernardino Rd., is offering reduced adoption fees for dogs and cats between six months to seven years old throughout August as part of the campaign. Dogs can be adopted for \$150, cats for \$95, and every adoption includes a spay/neuter surgery, mandated vaccinations, microchipping, a health exam, and 30-days of pet insurance.

NBC4 and Telemundo 52 are

presenting the monthlong adoption and donation event.

The Upland shelter will also accept donations on behalf of other shelter animals participating in the campaign. To view a list of participating shelters, visit nbclosangeles.com/news/local/clear-the-shelters.

In the eight years of the campaign, about 728,000 pets have been adopted. This year alone, 25,025 pets have found their "forever homes," according to NBCLA.

For more details, visit clearthesheltersfund.org.

OJP to close out season with 'Black Super Hero Magic Mama'

Ophelia's Jump Productions will close out its 2022 season with Inda Craig-Galvan's, "Black Super Hero Magic Mama."

The show will run from September 10 through October 16.

The play takes the audience inside the mind of Sabrina Jackson, a grieving mother whose 14-year-old son, Tramarion, has been killed by police. She tries to overcome the immense loss after coming across her son's original comic series where she is The Maasai Angel. Jackson confronts villainous avatars of people from real life such as the police, media and Tramarion's coach in this universe and attempts to move forward with life.

Craig-Galvan wrote the play in response to the killing of Tamir Rice, a 12-year-old boy who was playing with a replica gun but tragically killed by police. The play contains strong language, stylized gun violence re-enactment, and exaggerated comic book

style fight scenes. Parental discretion is advised.

The show features Kristi Papailler as Sabrina Jackson/Maasai Angel, Stephen Diaz as Tramarion Jackson, Solomon Patterson as Flat Joe/Black Superman, Rob Dobson as Tom Blackman/Human Hyena, Aaron Pyle as Dave Lester/Death Tap, and Nell Lawson as Lena Evers.

Black Super Hero Magic Mama opens at OJP at 8 p.m. on Saturday, September 10. General admission is \$35, preview performances and college students with ID are \$20, and Thursday shows are "pay what you can." To view show times or to purchase tickets visit opheliasjump.org or call (909) 734-6565.

Craig-Galvan is the recipient of the Kesselring Prize, Jeffrey Melnick New Playwright Award, Blue Ink Playwriting Prize, Jane Chambers Student Award for Feminist Playwriting, and Stage Raw's Best Playwright Award.

Last Name brewing music festival

Drop by Last Name Brewing, 2120 Porterfield Way, Upland, Saturday, August 20 for its annual Woodstock-inspired music festival featuring five acts, food trucks, family activities, and of course, craft beer.

Doors open at noon and the first act, Elizabeth Hangan, will take the stage at 2 p.m. Blue HWY hits at 3:30, Court Verano at 5, The Disciplez at 6:30, and Groove Session closes things out at 8:30. Information is

at lastnamebrewing.com.

A portion of the day's proceeds will benefit the Claremont Education Foundation. The entire family, even well-behaved dogs on leashes, are welcome to this community event. The fundraiser will last until doors close at 10 p.m.

Details about the festival can be found at lastnamebrewing.com/lastname-brewery-events or by calling (909) 579-0032.

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Engineer made his pool an emergency reservoir

by Andrew Alonzo

aalonzo@claremont-courier.com

Claremont resident Brad Jamison has lived in the city long enough to experience two close calls with wildfires.

As a teenager and young man, he lived in a house off King Way just above a fuel bed of brush. Now 48, he and his family live in that same house, with his bright red work van out front.

“Right behind us is Thompson Creek Trail and then it’s just the forest. We’ve seen that burn down a couple times,” Jamison said, referring to the blazes of 1989 and 2003.

After viewing the destruction left by the 2018 Paradise Camp Fire and all the remaining swimming pools left full of water, Jamison got to thinking. Not wanting a third fire to be the one that did his family in, he began tinkering with ideas for how he could use his pool’s water to protect his house.

He shot down the thought of buying a gas-powered water pump due to numerous factors.

“I just thought there was a better way where I could just hook up some hoses,” he said. “I thought I was going to do a bunch of garden hoses on a manifold, but none of that worked. So, I started playing with the idea of going bigger and using wildland firefighting equipment.”

He was an engineer and welder at his family’s business at the time. Years earlier, he trained as a volunteer firefighter in Mammoth Lakes and became familiar with firefighting equipment.

After a few weeks of testing ideas, he found his light-bulb moment: messing with valves on his pool filter, he turned an elbow pipe 90 degrees upward to see how high the water would spout. Due to the pressure from his three-horsepower pool pump, water shot about 30 feet into the air. He remembered thinking, “I can make something from this.”

And he did, creating FirePool USA.

Put simply, he invented a metal pipe with a patented redirection and internal relief valve that fits onto one’s pool pump filter. When the redirection valve is turned, water going through the filter is then sent through FirePool and to its attached 50-foot firefighter quality hose. The resultant force produces a spray that can reach up to 65 feet.

“The valving is plumbed into the existing equipment,”



Claremont resident and FirePool USA president Brad Jamison opened up recently about his bright idea turned product. COURIER photos/Andrew Alonzo

said his wife Amanda, who is FirePool’s managing director.

“Two valve turns and it’s ready to go,” Jamison said. “It’s just there and ready to go whenever they need it.”

After getting his business permits, license and his valve patented in 2019, he introduced family and friends to his invention. A year later, FirePool USA was on the market with two options: a one-hose system starting at \$1,950 and a two-hose model at \$2,500.

He emphasized his invention is meant to be a “preparatory device” to allow residents to soak their homes, spray others and quell embers that drift onto one’s lawn or roof. He stressed FirePool users should not act as firefighters and should follow all fire officials’ directions in case of emergencies.

Actual firefighters, like Jamison’s neighbor Todd Cremins, who is a fire chief for a Southern California agency, said he likes the product and wouldn’t hesitate



The patented FirePool USA pipe and relief valve operating last Friday at Jamison’s Claremont home.

to utilize such a tool on the job if it was available.

In 2021, Cremins saw a demonstration of FirePool at Jamison’s home and said he left impressed. Since FirePool is predicated on a pool’s electric pump working, all it needs to run is electricity.

“People asked if that was a potential downside to the system,” Cremins said. He recalled Jamison’s answer: “If you don’t have power due to this freight train type fire that’s coming towards you, then it’s time to go.”

Alta Loma resident Shawn Hurley was one of Brad’s first customers in 2020 and said he had FirePool installed a year after a blaze nearly destroyed his and neighbors’ homes on Archibald Avenue. With that fire a block away and no power, Hurley and his neighbors used garden hoses as a preemptive measure. Eight homes, including Hurley’s, were soaked and survived the oncoming blaze. But a majority on the block fell. Although he’s not yet had to use FirePool, Hurley said it’s given him peace of mind.

Yorba Linda resident Dave Williams, who had FirePool installed in 2021, said, “It’s just cheap insurance when you’re up against the foothills. When you’re there [at home] and the fire’s just down the street, you’ll pay anything to have that kind of backup.”

Since 2020, Jamison has performed just 14 installs. The main impediment to getting FirePool off the ground has been marketing.

“It’s been really tough to get people to call or be interested because they just don’t know what it is,” Amanda said. “They don’t know what it can do for them.”

Jamison will host a free demonstration of FirePool at his Claremont home on Saturday, September 17. Interested folks can email info@firepoolusa.com for time and location. Visit firepoolusa.com or call (909) 767-0229 for more info.



FirePool USA president Brad Jamison alongside his wife and managing director, Amanda, demonstrating the practical use of FirePool USA to soak your home with water in case of an impending fire.

Casa Colina recognized for joint replacement program

On Tuesday, Casa Colina Hospital announced that it was recently recognized by Healthgrades as one of the nation's "100 best hospitals for joint replacement for 2022." It was the third successive year the hospital has received the annual designation.

In 2017, Casa Colina launched its revive joint replacement program which quickly became nationally recognized. The program's orthopedic surgeons use robotic-assisted technology that not only minimizes pain and accelerates recovery, but also leads to better patient recovery outcomes, a news release read.

In addition to its excellence award, Casa Colina's program earned two other distinctions from Healthgrades including five-star recipient awards for total hip replacement (2021-2022) and for total knee replacement (2019-2022). The awards place Casa Colina in the top five percent nationally among hospital surveyed for joint replacement services.



Casa Colina Hospital as seen from above. COURIER photo/Peter Weinberger

"Our Revive Program offers world-class joint replacement services where patients get specialized, tailored care from start to finish," Felice Loverso, Ph.D., Casa Colina President and CEO said in a statement. "Thanks to our excellent clinical outcomes and the unrivaled dedication of our surgeons, therapists, and nurses, it's no surprise to me that Revive has again been recognized as a top joint replacement program nationally."

As part of its scoring methodology, Healthgrades analyzes patient outcome data on more than 45 million Medicare medical claims within the most recent three-year time period, available for nearly 4,500 hospitals nationwide.

To learn more about the awards or Healthgrades, visit casacolina.org.

Claremont Heritage home tour set for October 9

Claremont Heritage's annual home tour is around the corner.

This year's tour, scheduled for Sunday, October 9, will celebrate 40 years of home tours and will be the first in-person tour since 2019. It will feature six historic and fan favorite Claremont homes of the last four decades that present a diversity of architectural styles.

For those interested in sponsoring this year's event, information and applications are available online and at tinyurl.com/Claremont-Heritage-sponsorship. You may also view the web version of this story at claremont-courier.com for easy access to hyperlinks. Sponsorship applications are due September 2. Advertising materials are due September 9.

Sponsorships begin at the "home" level for \$250, which will secure recognition in the program, on Claremont Heritage's social media, and on signage outside the featured tour houses. The highest sponsorship level is "presenting," which starts at \$5,000 and includes the home level benefits and more. More details, including ticket sales and prices, will be released soon. For more information, call (909) 621-0848.

Low-income families get in free at Alf Museum

The Raymond M. Alf Museum of Paleontology recently announced it has partnered with Museums for All to allow free admission for low-income families.

Families of up to four utilizing food assistance programs such as EBT or WIC will be admitted free by presenting their card during the normal hours, Wednesday through Saturday from 10 a.m. to 4 p.m. The museum, at 1175 W. Baseline Rd. on the campus of the Webb Schools, is closed on Sunday, Monday, and Tuesday.

General admission is \$12, children ages five to 12, college students with ID and seniors over 65 are \$9. Children four and under, and EBT and WIC card holders are free.

Attendees are asked to enter Webb's campus from Baseline Road only. Info is available at alf-museum.org, or by phone, (909) 624-2798.

Ophelia's Jump is a 501(c)(3) nonprofit #46-2581112

OPHELIA'S JUMP PRODUCTIONS PRESENTS

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In all the books that Sabrina reads to her son Tramarion, tragedy's just an origin story, something to propel the heroes into wondrous new worlds. When tragedy strikes in her own life, Sabrina launches herself into a fantastical, technicolor universe where she gets to be the hero. A high-flying adventure that refuses to be held down by the gravity at its core, *Black Super Hero Magic Mama* is a powerful refutation of the disproportionate expectations placed on Black mothers and their sons.

The Boston Globe

BLACK SUPERHERO MAGIC MAMA

By Inda Craig-Galván
Directed by Kathryn Ervin

SEPTEMBER 10-OCTOBER 16, 2022

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OJP THEATER 2009 PORTERFIELD WAY STE. 1, UPLAND

Donald Paul Sturgis

Sixty-year Claremont resident, longtime CPD volunteer, patriarch of large family

Donald Paul Sturgis died peacefully Saturday morning August 13, surrounded by loved ones in the home where he had lived for the past 60 years. He was 90 years old.

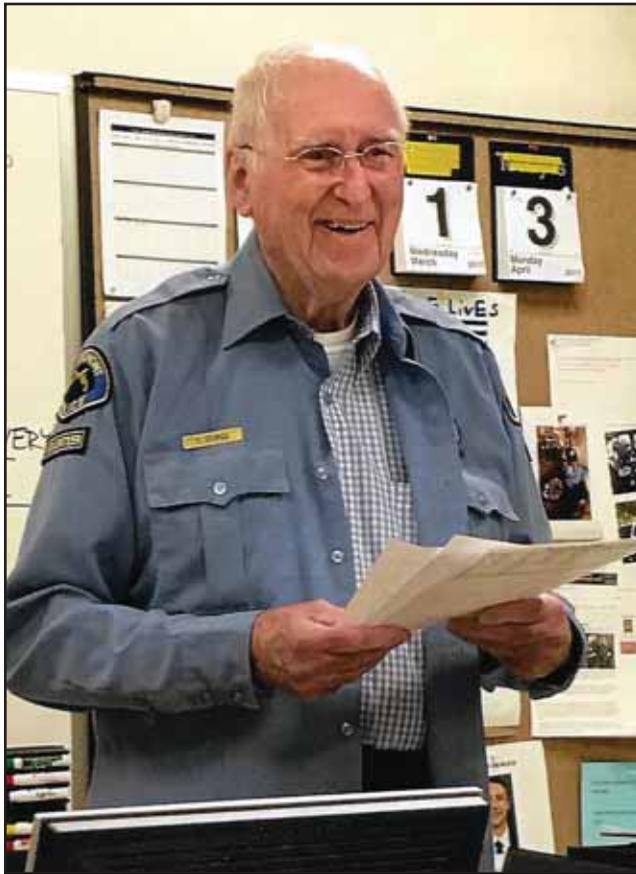
Don was born in Parksley, Virginia on January 20, 1932, to Dorsey and Eva Sturgis. Dorsey was a minister and Don was born in the parsonage. The family moved to the Georgetown neighborhood of Washington, D.C. in 1940 and settled in Bradbury Heights, also in D.C., in 1946.

He attended American University from 1949 to 1953 where he was student body president his senior year. He earned a BA in math/physics, and in 2013 attended his 60th reunion, where he was honored as a "golden eagle."

He furthered his education at West Coast University, earning a Master of Science degree in management in 1976, and a Master of Arts degree in 1978.

He met Mandy Manville in 1952 while attending American University. Mandy had to return home to California the following year, and they wrote each other daily until marrying in 1954 at the Naval Surface Warfare Center in Corona, California.

The couple returned to Washington, D.C. where they had their first child, Lynn, in 1955. That same year he volunteered for the draft and was inducted into the U.S. Army. He completed basic training in South Carolina and was transferred to Huntsville, Alabama in 1956, where he was a specialist, 3rd class, mathematical statistician's assistant.



His son Steve was also born in 1956, in the front seat of a friend's car. "Steve just wouldn't wait, and Mandy had Don pull over and deliver Steve," his family shared. "Fortunately, both mom and baby were fine."

Following his discharge in 1957, the family moved to California and purchased a home in Glendora. There they had three more children, Nancy, Mark, and Todd.

In 1963, the family relocated to Claremont, as the Glendora home was in the path of the proposed 210 Freeway. They decided on Claremont largely based on the school system and the proximity to their church in Pomona. Son Doug was born in 1964, and Tom in 1966.

"Yes, if you were keeping count that is seven children in the span of 11 years," his family added. "His daughter Lynn said that dad would often joke that we were each born on a different type of birth control."

Following graduation from American University, he went to work for the U.S. Naval Research Laboratory in D.C. He worked as a senior systems engineer and manager, marketing services for several companies in the 1960s and '70s. In the '80s he began his work in the access control field, working for American Magnetics Corporation and Cardkey Systems until his retirement in 1997.

Following retirement, he consulted in the access control industry until he joined the Claremont Police Department's Community Patrol in 2010. He was the department's volunteer of the year in 2012 and 2015 and retired with 10 years of service on New Year's Eve 2020. He also volunteered with the Claremont Community Emergency Response Team for several years.

The couple were active members of Pilgrim Congregation Church. In the 1960s they led its senior high youth group and enjoyed spending time with the couples club "side-by-side," where they served as presidents. Over the years he was moderator and chair of the trustees and took on several special projects such as overseeing the repair of the church's stained-glass windows. He also sang in the choir for more than 50 years until he lost the use

of the muscles on the right side of his face due to cancer.

The couple also loved to travel and began a tradition of taking one of their grandchildren on a trip each year. Unfortunately, Ms. Sturgis died before all the grandchildren got to spend this special time with them.

Many of the trips included business for him, which meant plenty of time for Ms. Sturgis to shop. Because their son Doug was logistics manager for the band the Eagles, one of their excursions to Europe included an airplane ride with the band to one of their stadium concerts.

After Ms. Sturgis died in 2002, he asked his daughter Nancy and her two children to move in with him. She became his constant companion over the last several years and cared for him through his cancer diagnosis, subsequent surgeries, and follow-ups. She was often assisted by her brother Tom, who also lives in the home.

He loved people and to be of service. Over the years he became a surrogate father to many.

Daughter Lynn said she always thought a poem by Bessie Anderson Stanley could have been written about her dad:

"To laugh often and much,
To win the respect of intelligent people
And the affection of children ...
To leave the world a bit better ...
To know even one life had breathed easier
Because you had lived,
That is to have succeeded."

In 2018, he was asked to write "words of advice from granddad."

"In this time of constant turmoil, fake news and lies, the best advice I can give anyone is speak only the truth, be yourself, be honest with yourself," he wrote. "1 John 3:18: ... let us not love with words or speech but with actions and in truth."

Mr. Sturgis was preceded in death by his wife Mandy; son-in-law Rob Thornstrom; daughter-in-law Peggy Sturgis; and brother Fred Sturgis.

He is survived by his children Lynn Thornstrom, Steve Sturgis (Stacey), Nancy Sturgis, Mark Sturgis (Sheila), Todd Sturgis, Doug Sturgis (Cheryl) and Tom Sturgis, all whom reside either in Claremont or Upland; grandchildren Todd, Tyler (Jess) and Thomas Thornstrom, Britany (Andy Scrape), Sarah, Matthew and Michael Sturgis, Aubrey and Brennen Biewener, Brian (Kaitlyn) Sturgis-Jensen, Sean (Megan) Sturgis, Leah (John) Davis, Lauren (Jared) Haston, Paul Sturgis, Ashleigh (Dennis) Sturgis/Perry, Alina Sturgis and Maddie Keehn; great-grandchildren Georgie and Miles Thornstrom, Ben Scrape, Elias and Emma Sturgis, Cooper Davis, Hadley, Cody and Conner Haston, Jameson Perry and Kinsley Keehn; and sisters-in-law Sally Manville and Mary Sturgis.

In lieu of flowers, the family asks that donations be made in his name to the City of Hope at <https://www.cityofhope.org/giving>.

An open house to celebrate Mr. Sturgis' life will take place from noon to 4 p.m. Saturday October 8 at his daughter Lynn's home, 1180 Morningside Dr., Claremont, CA 91711.

"In the usual Sturgis style, this will be a casual event, a time to visit and remember Don," his family shared. "Lunch will be served."

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FICTITIOUS BUSINESS NAME

File No. 2022180187
The following person(s) is (are) doing business as: 1.) **KISETSU RESTAURANT** 950 W Foothill Blvd, Claremont CA 91711, Los Angeles County. Mailing Address: 280 Freedom Ave., Upland CA 91786. Registrant(s): Sakana No Kisetu Corp., 280 Freedom Ave., Upland CA 91786. This business is conducted by a Corporation. CA# C4853589.
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/ Chamin J Petrasit. Title: Secretary
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/12/22. 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: August 19, 26 and September 2, 2022

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. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/12/2022 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Gabriela Sanchez, Trustee Sales Representative 08/19/2022, 08/26/2022, 09/02/2022 CPP352985

FICTITIOUS BUSINESS NAME

File No. 2022162581
The following person(s) is (are) doing business as: 1.) **IN THE CLEAR AUTO GLASS** 2375 6th St, La Verne CA 91750, Los Angeles County. Registrant(s): Luis Adrian Mendoza, 2375 6th St, 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 07/2022. I declare that all information in this statement is true and correct. /s/ Luis Adrian Mendoza. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 07/20/22. 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: August 5, 12, 19 and 26, 2022

FICTITIOUS BUSINESS NAME

File No. 20221733427
The following person(s) is (are) doing business as: 1.) **CENTURY 21 CARE 2.) CENTURY REALTY ASSOCIATES 3.) CENTURY COMMERCIAL 4.) CARE PROPERTY MANAGEMENT 5.) CENTURY COMMERCIAL PROPERTY MANAGEMENT 6.) CARE REALTY 7.) CARE PROPERTY SERVICES 8.) CARE REALTY PARTNERS** 22632 Golden Springs Drive Suite 100, Diamond Bar CA 91765, Los Angeles County. Registrant(s): California Real Estate Resources, Inc., 22632 Golden Springs Drive Suite 100, Diamond Bar CA 91765. This business is conducted by a Corporation. CA# 2366479.
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/ John Yacoub. Title: CEO
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/04/22. 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: August 12, 19, 26 and September 2, 2022

FICTITIOUS BUSINESS NAME

File No. 2022176137
The following person(s) is (are) doing business as: 1.) **GOING GLOBAL TOURS** 631 South College Avenue, Claremont, 91711, Los Angeles County. Registrant(s): Shirley Ayangbah, 631 South College Avenue, Claremont, 91711. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 08/2022. I declare that all information in this statement is true and correct. /s/ Shirley Ayangbah. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/09/22. 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: August 5, 12, 19 and 26, 2022

NOTICE OF \$15,000 REWARD OFFERED BY THE LOS ANGELES COUNTY BOARD OF SUPERVISORS

Notice is hereby given that the Board of Supervisors of the County of Los Angeles has established a \$15,000 reward offered in exchange for information leading to

the apprehension and conviction of the person or persons responsible for the heinous robbery of a couple who were violently attacked by two suspects while unloading groceries into their vehicle, with one suspect pis-tol-whipping the male victim to steal his Rolex watch, just outside the 99 Ranch Market on Nogales Avenue in Rowland Heights on July 9, 2022, at approximately noon. **Si no entiende esta noticia o necesita mas informacion, favor de llamar al (213) 974-1579.** Any person having any information related to this crime is requested to call the Los Angeles County Sheriff's Department, Walnut Station at (909) 595-2264 or the Crime Stoppers Hotline at (800) 222-8477 and refer to Report No. 22-04877-29. The terms of the reward provide that: The information given that leads to the determination of the identity, the apprehension and conviction of any person or persons must be given no later than October 9, 2022. All reward claims must be in writing and shall be received no later than December 8, 2022. The total County payment of any and all rewards shall in no event exceed \$15,000 and no claim shall be paid prior to conviction unless the Board of Supervisors makes a finding of impossibility of conviction due to the death or incapacity of the person or persons responsible for the crime or crimes. The County reward may be apportioned between various persons and/or paid for the conviction of various persons as the circumstances fairly dictate. Any claims for the reward funds should be filed no later than December 8, 2022, with the Executive Office of the Board of Supervisors, 500 West Temple Street, Room 383 Kenneth Hahn Hall of Administration, Los Angeles, California 90012, Attention: 99 Ranch Market Robbery Reward Fund. For further information, please call (213) 974-1579. CELIA ZAVALA EXECUTIVE OFFICER BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
CN988172 03923 Aug 12,19,26, Sep 2,9,16,23,30, Oct 7,14, 2022

FICTITIOUS BUSINESS NAME

File No. 2022176741
The following person(s) is (are) doing business as: 1.) **JCJ MANAGEMENT** 937 W Foothill Suite A, Claremont, 91711, Los Angeles County. Mailing Address: PO Box 1600, Claremont CA 91711. Registrant(s): Laurel Srour, 1348 Tabor Ln, 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 08/2022. I declare that all information in this statement is true and correct. /s/ Laurel Srour. Title: Owner
This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/09/22. 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: August 5, 12, 19 and 26, 2022

T.S. No.: 2022-00612-CA.A.P.N.:5058-022-046 Property Address: 1781 WEST 24TH STREET, LOS ANGELES, CA 90018

NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: MARTA ESCOBAR, A SINGLE WOMAN AND MARIA TZI, A SINGLE WOMAN AS JOINT TENANTS Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/29/2006 as Instrument No. 06 0667803 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 09/22/2022 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 375,475.05 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 1781 WEST 24TH STREET, LOS ANGELES, CA 90018 A.P.N.: 5058-022-046 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 375,475.05. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible

that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2022-00612-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case 2022-00612-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 28, 2022 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx**

Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: August, 12, 19 and 26, 2022

T.S. No.: 2022-00589-CA.A.P.N.:5053-003-031 Property Address: 2008, 2012 W. 28TH ST. AND 2803 S. WESTERN AVE, LOS ANGELES, CA 90018 **NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/22/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: EDMUND LINCOLN ANDERSON, A SINGLE MAN AND EVA ANDERSON, AN UNMARRIED WOMAN** Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/29/2004 as Instrument No. 04 1651178 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 09/22/2022 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 635,227.10 **NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:** All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 2008, 2012 W. 28TH ST. AND 2803 S. WESTERN AVE, LOS ANGELES, CA 90018 A.P.N.: 5053-003-031 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or

implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 635,227.10. **Note:** Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case 2022-00589-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case 2022-00589-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 26, 2022 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Information Line: (866) 960-8299 https://www.altisource.com/loginpage.aspx**

Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. PUBLISH: August, 12, 19 and 26, 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: 775 S. Mills Ave, Claremont Ca, 91711 September 7, 2022 12:15 PM. Christopher Lozano-totes, board, fishing poles, mirror, bags, boxes; Gina Briano-toys; Maria Jaimes-movies, totes, boxes, lamps, clothes, chairs, glass table, mattress, couch; Victoria Gonzalez- tv's, dresser, bookshelf, chair, mattress, couches. 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. CN989542 09-07-2022 Aug 19,26, 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 September 6, 2022 11:30AM. Ruth Louben- Boxes of clothes, grand father clock, table, bags, misc.; Marina Shishkina-Skateboard, luggage, painting, bags, boxes, misc.; Darlene Duran- Stereo, entertainment center, fish tank, bicycle, bags, clothes, totes, misc. 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. CN989543 09-06-2022 Aug 19,26, 2022

Notice of Trustee's Sale
 APN: 8292-008-020 You Are In Default Under A Deed Of Trust Dated October 25, 2011, as Instrument No. 20111491311, of Official Records in the office of the Recorder of Los Angeles, executed by: Gi Up Choi, Married Man as His Sole and Separate Property, as Trustor, in favor of JPMorgan Chase Bank, N.A., 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: Lot 112 Of Tract 26681, In The City Of Diamond Bar, County Of Los Angeles, California As Per Map Recorded In Book 698, Page(s) 70 To 74, Of Maps In The Office Of The County Recorder Of Said County, A.P.N. 8292-008-020 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: 21511 Cazadero Place, Diamond Bar, CA 91765 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 unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.servicelinkasap.com using the file number assigned to this case WW17-0029. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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 \$734,983.85 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or party 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 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 receive, if applicable. Date: August 5, 2022 Napoles & Wirbicki, LLP, Trustee 74 Discovery Irvine, CA 92618 855-891-6777 By: Steven R. Napoles, Authorized Signor Sale Information Can Be Obtained On Line At www.servicelinkasap.com Automated Sales Information Please Call 714-730-2727 PUBLISH: August, 12, 19 and 26, 2022

The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code). PUBLISH: August 5, 12, 19 and 26, 2022

APN: 8338-006-005 TS No.: 22-01406CA TSG Order No.: 220040774-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 13, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 28, 2006 as Document No.: 20062621755 of Official Records in the office of the Recorder of Los Angeles County, California, executed by: KEVIN R. SMITH AND LETICIA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: September 15, 2022 Sale Time: 10:00 AM Sale Location: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 File No.: 22-01406CA The street address and other common designation, if any, of the real property described above is purported to be: 1893 Cloverdale Dr, Pomona, CA 91767. 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 in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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, to-wit: \$31,622.25 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 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, T.S.# 22-01406CA. 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 22-01406CA 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. File No.: 22-01406CA 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. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: August 2, 2022 By: Kellee Vollandorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0414501 To: CLAREMONT COURIER 08/12/2022, 08/19/2022, 08/26/2022

FICTITIOUS BUSINESS NAME
File No. 2022170847

The following person(s) is (are) doing business as: 1.) **SOCAL FITNESS AND MASSAGE THERAPY** 689 W. Foothill Blvd. Suite D, Claremont, CA 91711, Los Angeles County. Mailing Address: 102 Amber Oaks Lane, Glendora CA 91741. Registrant(s): Marcella Andrea Reyes, 689 W. Foothill Blvd. Suite D, Claremont, CA 91711. This business is conducted by an Individual. Registrant commenced to transact business under the fictitious name or names listed above in 07/2022. I declare that all information in this statement is true and correct.
 /s/ Marcella Andrea Reyes. Title: Owner
 This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 08/01/22. 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.

2017-02490-CA A.P.N.: 4256-014-030 Property Address: **2827 Westwood Blvd, Los Angeles, CA 90064-4114**
NOTICE OF TRUSTEE'S SALE
PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/22/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: Victor Rivera and Maria Rivera, Husband and Wife as Joint Tenants Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 03/06/2007 as Instrument No. 20070488689 in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 09/22/2022 at 09:00 AM Place of Sale: VINEYARD BALLROOM, DOUBLETREE HOTEL LOS ANGELES-NORWALK, 13111 SYCAMORE DRIVE, NORWALK, CA 90650 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 775,984.34 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **2827 Westwood Blvd, Los Angeles, CA 90064-4114 A.P.N.: 4256-014-030 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$ 775,984.34**. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.** The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2017-02490-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855)-976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case **2017-02490-CA** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you**

must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 2, 2022 **Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299** https://www.altisource.com/loginpage.aspx

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
 PUBLISH: August, 12, 19 and 26, 2022

NOTICE TO CREDITORS OF BULK SALE
 (Division 6 of the Commercial Code)
 Escrow No. 36049-KR

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described
 (2) The name and business addresses of the seller are: SUBCAL, INC., 760 E. ARROW HIGHWAY, POMONA, CA 91767
 (3) The location in California of the chief executive office of the Seller is:
 (4) The names and business address of the Buyer(s) are: LAKSH ENTERPRISES, INC., 13606 RACHILL DRIVE, CERRITOS, CA 90703
 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, GOODWILL AND FRANCHISE RIGHTS TO BE SOLD ARE OF that certain business located at: 760 E. ARROW HIGHWAY, POMONA, CA 91767
 (6) The business name used by the seller(s) at said location is: SUBWAY #21364
 (7) The anticipated date of the bulk sale is SEPTEMBER 7, 2022 at the office of: ADVANTAGE ONE ESCROW, 19671 BEACH BLVD STE 103 HUNTINGTON BEACH, CA 92648, Escrow No. 36049-KR, Escrow Officer: KIT RHOADS
 (8) Claims may be filed with Same as "7" above
 (9) The last date for filing claims is: SEPTEMBER 6, 2022.
 (10) This Bulk Sale is subject to California Uniform Commercial Code Section 6106.2.
 (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
 Dated: JULY 29, 2022
 TRANSFEREES: LAKSH ENTERPRISES, INC., A CALIFORNIA CORPORATION
 TRANSFERORS: SUBCAL, INC., A CALIFORNIA CORPORATION
 ORD-1111037 CLAREMONT COURIER 8/19/22

NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 601 Ridgeway Street, Pomona, CA 91768, September 6, 2022 at 10:00am. Melody A Perez, bedroom items, personal items, misc items; Joyce Castanedez, household items, personal effects; Sujey Valdez, boxes, personal effects, misc items; Michael Henry, various electronics, misc music, household items, general; Jessica Vallejo, clothes, kitchen items, tools; Sasmiere Burrell, boxes, misc items. The auction will be listed and advertised on www.storagetreasures.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.
 CN989122 09-06-2022 Aug 19,26, 2022

NOTICE TO CREDITORS OF BULK SALE
 (Division 6 of the Commercial Code)
 Escrow No. 030213-SD

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
 (2) The name and business addresses of the seller are: Ponara Kaing and Sydney Penn, 2292 South Garey Avenue, Pomona, CA 91766
 (3) The location in California of the chief executive office of the Seller is: 2292 South Garey Avenue, Pomona, CA 91766
 (4) The names and business address of the Buyer(s) are: Jesus Martinez, 128 W. Olive St., Pomona, CA 91766
 (5) The location and general description of the assets to be sold are fixtures, equipment of that certain business located at: 2292 South Garey Avenue, Pomona, CA 91766.
 (6) The business name used by the seller(s) at that location is: Favorite Donut.
 (7) The anticipated date of the bulk sale is 09/07/22 at the office of Mosaic Escrow, Inc., 451 W. Bonita Ave., Suite 1, San Dimas, CA 91773, Escrow No. 030213-SD, Escrow Officer: Sherry Dominguez.
 (8) Claims may be filed with Same as "7" above.
 (9) The last date for filing claims is 09/06/22.
 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
 (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: None
 Dated: August 3, 2022
 TRANSFEREE:
 S/ Jesus Martinez
 8/19/22 CNS-3615924#
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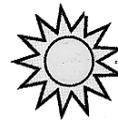
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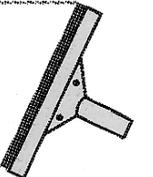
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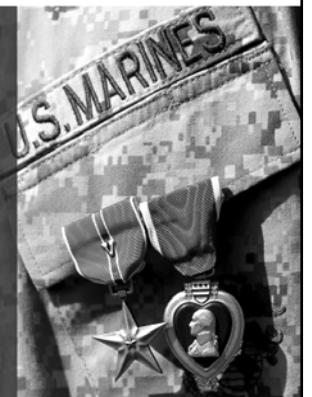
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OPEN HOUSE DIRECTORY



— **Saturday, August 20** —

1 - 4 p.m. / **1486 Bonita Avenue, La Verne** / Geoff Hamill, & Joe Porreca Wheeler Steffen Sotheby's International Realty

— **Sunday, August 21** —

1 - 4 p.m. / **2613 Monticello Road, Claremont** / Laura Dandoy & Associates, RE/MAX Resources
 1 - 4 p.m. / **1430 Via Zurita Street, Claremont** / Geoff Hamill, Wheeler Steffen Sotheby's International Realty
 1 - 4 p.m. / **1835 Hanover Road, Claremont** / Geoff Hamill, Wheeler Steffen Sotheby's International Realty
 1 - 4 p.m. / **308 Wagner Drive, Claremont** / Geoff Hamill, Wheeler Steffen Sotheby's International Realty

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Claremont Recent Sales July 2022

| Address | Total sq. ft. | Price |
|----------------------|---------------|----------------|
| 574 W 12th St | 2564 | \$1,315,000.00 |
| 582 Martin Way | 2431 | \$1,350,000.00 |
| 534 Baughman Ave | 1647 | \$1,190,000.00 |
| 266 Hartt Pl | 1746 | \$975,000.00 |
| 4457 Amundsen Br | 5315 | \$2,100,000.00 |
| 635 W Winthrop Ave | 2443 | \$1,270,000.00 |
| 525 Cinderella Dr | 1349 | \$630,000.00 |
| 927 Emerson Pl | 3544 | \$1,281,000.00 |
| 167 Sunflower Pl | 2730 | \$1,220,000.00 |
| 4186 La Junta Dr | 1715 | \$1,031,500.00 |
| 1012 Butte St | 1529 | \$835,000.00 |
| 583 Wesley Way | 1824 | \$785,000.00 |
| 430 Baughman Ave | 1793 | \$900,000.00 |
| 254 Piedmont Ave | 1573 | \$670,000.00 |
| 768 Northwestern Dr | 1586 | \$780,000.00 |
| 4003 Garey Ave | 1280 | \$950,000.00 |
| 826 Harvard Ave | 1771 | \$1,085,000.00 |
| 1153 Northwestern Dr | 1563 | \$900,000.00 |
| 890 Hood Dr | 2252 | \$986,000.00 |
| 1504 Briarcroft Rd | 2854 | \$1,020,000.00 |
| 315 Marygrove Rd | 1478 | \$765,000.00 |
| 4332 Nashotah | 4569 | \$1,715,000.00 |
| 2573 N Mountain Ave | 2416 | \$1,500,000.00 |
| 441 Virginia Rd | 1478 | \$670,000.00 |
| 2926 N Mountain Ave | 3032 | \$1,200,000.00 |
| 1062 Newberry Ln | 1190 | \$590,000.00 |

Information provided by Geoff Hamill, Wheeler Steffen Sotheby's International Realty. The broker associate providing the content herein may or may not have been the selling agent. "All information herein is sourced from Los Angeles County tax rolls; information deemed reliable but not guaranteed." For more information, contact Geoff at geoff@geoffhamill.com or call 909.621.0500 DRE# 00997900



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 669 W 12th Street, Claremont - \$1,285,000
 2260 Edinboro Ave, Claremont - \$1,300,000
 1525 Upland Hills Dr South, Upland - \$750,000
 829 Calle Del Sol, Upland - \$777,000
 6604 Brighton Pl., Rancho Cucamonga - \$541,000

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 —**Dave and Maria Viola**

For more information, photos and virtual tours, please visit www.GeoffHamill.com D.R.E. #00997900

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Located across the street from the lake, you will love this home with vaulted ceilings and cozy fireplace. Upstairs is the primary suite that opens up to an ample sized balcony that overlooks your backyard. The yard features a spacious covered patio. Community amenities include 2 pools, tennis courts, BBQ areas, walking trails and dog parks! \$618,000 Laura Dandoy 909-228-4383 (A3228)



SPRAWLING RANCH

Fabulous Garnet pool home in a great North Claremont neighborhood. Refined and comfortable spaces allows everyone to interact, spending time around the stone fireplace, then out to the oversized yard with gated pool. Steps away from Jaeger Park allows active homeowners to easily connect with the outdoors. Don't miss out on this one! \$1,165,000 Laura Dandoy 909-228-4383 (M2613)



BETTER LIVING

Gorgeous home balances architecture & landscape to complement each other. Plenty of room for everyone to interact in the stunning interior rooms and the amazing outdoor spaces. Park-like backyard is a multi-functional retreat with deck, patio, large & lush grassy area, and refreshing pool & spa. Ample RV parking, fabulous location, and award winning schools. \$1,249,000. Laura Dandoy 909-228-4383 (E6550)



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Prestigious North Hills Community welcomes you to this home with soaring ceilings, ample windows letting in lots of light, a balcony and private patio area. Super clean with gleaming vinyl flooring and the open concept main living areas that are highly desired. Great location close to freeways, shopping & restaurants. \$709,000. Laura Dandoy 909-228-4383 (N1251)



MID-CENTURY LUXURY

Fully renovated unit with the most updated appointments desired by the savvy buyer. Lives like a single family residence with its open and bright layout, and 2-car parking in the secured garage. Located on the first level with an expansive patio space. Close to Old Town, the Playhouse District, Cal Tech and PCC. Don't miss out on this one! \$838,000 Laura Dandoy 909-228-4383 (L400)



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Absolutely stunning Village close single level. Meticulously maintained with original wood floors, formal living area with fireplace and spacious updated kitchen. The sculpted trees and shrubs in the mature native California landscaping were curated by a former employee of the California Botanic Garden and attract a variety of birds. \$985,000 Laura Dandoy 909-228-4383 (W1022)

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