



A festival of fall colors

Brian Hernandez walks beneath a canopy of yellow leaves as he heads north on Mills Avenue on Monday in the Russian Village area of Claremont. Typical fall weather will give way to winter conditions Sunday when a storm system is forecast to roll through Southern California. COURIER photo/Steven Felschundneff

SPORTS

COURIER names high school athletes of the season

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Caden Campuzano



Denise Jie Yi Chen



Scott Wishek



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Motel 6 owner appeals his own plan, council balks

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The lights mounted on the roof at Motel 6 in Claremont became a contentious topic at last week's City Council meeting as owner Sam Amin appealed the city's architectural commission approved landscaping plan. COURIER Photo/Steven Felschundneff

Local groups help formerly incarcerated man get back on his feet

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"Las Posadas" revived at Padua Theatre ▶ PAGE 14



Laemmle deal not done yet: vote with your feet

At the Q and A following the November 19 Laemmle Claremont 5 screening of “Only in Theaters,” the surprisingly moving documentary about the Laemmle family’s long history in the film industry, third generation CEO Greg Laemmle told a near capacity crowd the Village theater’s fate was unknown.

“Vote with your feet,” “Only in Theaters” director Raphael Sbarge told the crowd. It’s great advice.

It’s also a good look. If we as a community really want to keep a treasured cultural resource like the Laemmle Claremont 5, we need to get off the couch and show our support. It’s the only sliver of hope we have. Whether it’s too late is yet to be determined.

As we have been reporting since 2021, the property at 450 W. Second St. is in escrow.

“Staff has reviewed two project concepts for the property since November of 2021,” Claremont Public Information Officer Bevin Handel told the COURIER. “The revised application for the mixed-use hotel and dining project was received by staff in September of 2022. The proposed project would require Architectural Commission review for exterior changes, as well as an amended Conditional Use Permit for the sale of alcohol, outdoor dining, and roof top use from the Planning Commission.”

I for one hope this deal falls apart.

If there’s one thing the Village doesn’t need, it’s another restaurant. And if there’s one thing the City of Claremont does need, it’s more culture. We lost the Candlelight Pavilion in March and Rhino Records in April, and the fate of the city’s last standing full-time live music venue, The Press — closed since March 2020 — remains a mystery. I had been getting text updates from Press owner Steve Rudicel on what might become of the venue/restaurant, but in November 2021 he stopped responding to my queries.

We are all extremely lucky and grateful the Claremont Colleges continue to bring world class art and artists, thinkers, writers and political figures to town. Other gems include Claremont Heritage’s occasional



Going There

by Mick Rhodes

music and art events, and of course the sparkling Benton Museum of Art and the newly expanded Claremont Lewis Museum of Art are wonderful resources for visual art.

But for independent film we are entirely dependent on the Laemmle Claremont 5 for sustenance. And since the next closest Laemmle theater in Pasadena closed in June, without it we will have to drive to Los Angeles or Santa Monica for non-mainstream fare.

Going to the movies may be a throwback to kids who came of age with streaming, but it’s nostalgia worth keeping. Experiencing a great film in a theater, like my 12-year-old son Everett and I did last month at Laemmle’s screening of one of the greatest of all time, 1962’s “To Kill a Mockingbird,” makes clear the case for nurturing the tradition. Everett leaned over about halfway through Gregory Peck’s career-defining performance and whispered, “This is really great.” This coming from a kid who spends most of his free time gaming with friends in his room I’ve dubbed, “the cave,” because it’s dark and smells like pre-teen boy. But for Claremont’s Laemmle theater, I doubt I’d have been able to get him to sit still for a two-plus hour, 60-year-old black and white film.

As Greg Laemmle explained at the screening, and “Only in Theaters” makes plain, the decision to give up the Claremont property was purely financial; people just didn’t support the theater in numbers large enough to make it sustainable.

I count myself among those who dropped the ball. I

adore the theater, but I was there only about once a month before the choice was made to offer it up for sale.

I get it, streaming is convenient. But it’s no match for the collective grandeur of the big screen, big sound, fresh popcorn model, even with a massive TV and surround sound. Going to the movies is an event. Communing with strangers and suspending disbelief en masse is one of life’s treasures, whether it’s in a theater, arena, stadium, or coffee house.

Yes, Montclair’s new AMC is nearby. Yes, it’s fancy. But if you’re like me and enjoy film outside the mainstream, you’re out of luck. The Laemmle is all we have.

Laemmle lovers have one last ditch, hail Mary chance to keep it in Claremont: we need to get off our couches and go to the theater.

Strange things can happen with real estate deals. Let’s show the Laemmle Corporation that Claremont cares about independent film, so in the unlikely event the deal falls through, it might just decide to stay in town.

It’s a longshot, but you never know: a hero may emerge in the third act.

Good grief

Lately I’ve been writing a lot about grief. I’ve found it helpful, and have tried to frame it in a way that may be useful for others. In my research, I’ve recently found a most helpful tool in Anderson Cooper’s fantastic new podcast, “All There Is.” I recommend it to anyone who, like me, is “sitting in grief.”

I was skeptical about the respected broadcast journalist’s bona fides to explore the topic. He was raised with unimaginable privilege, a member of the Vanderbilt family, son of a famous artist/clothing designer/socialite, and of course now a star himself. But as the first episode makes clear, wealth and status are no buffer against trauma.

It’s a wonderful, cathartic podcast for anyone who’s experienced loss, which is to say, all of us.

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*June 2022 report from Northwestern University’s Local News Initiative.

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Motel 6 owner appeals his own plan, council balks

by Steven Felschundneff

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On Tuesday, November 22, the Claremont City Council heard an appeal of a proposed landscape plan, but with a twist, because the appellant was also the party submitting the plan.

At the request of city staff, Sam Amin, the owner of Motel 6 on south Indian Hill Blvd., hired an architectural firm to develop a plan to bring the landscaping at his motel into compliance with city codes. On October 26 he submitted the firm's design for review by the city's architectural commission.

However, following that meeting he was not happy with several proposed changes. In response, his attorney, Anju Multani, appealed the architectural commission's approval, asking the City Council to revert to Amin's original plan.

Following a lengthy public hearing, the council upheld the commission's findings and voted unanimously to deny the appeal.

City officials and local residents say the condition of the motel, including its landscaping, has been deteriorating for years. The staff report notes numerous issues at the property, including improperly pruned trees, a general lack of maintenance, and most recently a central courtyard which was not being watered, resulting in the demise of mature trees. Also, the report stated, an existing row of trees intended to provide privacy to residents of Drake Avenue just east of the motel was cut down in February by a crew working with Southern California Edison.

Soltis Landscaping's design for Amin included replacing the motel's neglected roughly 50-year-old landscaping with a wide variety of new plantings that would significantly beautify the property while also bringing it into compliance with the city's new low water use requirements. According to the site plans submitted to the commission, there would be areas of decomposed granite and mulch offset by large boulders. Plantings would include Palo Verde, eastern redbud, camphor, queen palm and a host of other trees.

The architectural commission approved most of Soltis' landscape design but it did elect to add five conditions, two of which Amin opposed: the direction to alter the exterior lighting at the motel and a requirement to increase the size of trees planted along the property's eastern border.

Amin agreed to the other three conditions, including installing mulch along the property's southern border on American Avenue; moving a trash enclosure away from homes on the eastern property line to a location closer to adjacent to commercial structures; and repairing and filling an empty swimming pool.

Amin, who spoke during the council meeting, disagreed with the commission's decision to increase the box size of ficus trees to be planted adjacent to a wall on the eastern property line from 24 to 36 inches. To accommodate the larger trees, the long narrow planting area would be expanded by two feet, cutting into the parking lot at the back of the motel.

Amin told the council expanding the planting area would result in a loss of 30 parking spaces he needs for the motel's guests. Claremont City Attorney Alisha Patterson objected to that statement, referencing a planning department map showing the parking spaces would be smaller but there would be no net loss in numbers.

The commission's requirement to remove exterior lights mounted on the motel's roofs and replace them with ground level lighting occupied a significant portion of the public hearing.

According to the staff report, the 1970s era plan for the property called for ground level lighting, such as light poles, and the ones installed by a previous owner at the roofline were never permitted. These lights have drawn complaints from residents on Drake that they shine into



The removal of a line of trees at the back of the Motel 6 property in Claremont ranks among the top complaints of nearby residents, who say the light pollution coming into their yards has increased without the barrier. COURIER Photo/Steven Felschundneff

their yards, particularly now that the tree canopy is gone.

Another attorney for Amin, Frank A. Weiser, stated his client did not receive proper notice about the perceived problems with the existing lighting, and that such information was a surprise development during the architectural commission meeting.

"The issue of lighting and removing the lighting and putting up new lighting was something that was just presented to him at the time of the hearing. Therefore, that would not be a meaningful notice and opportunity for him to be able to be prepared," Weiser said.

Patterson disagreed that Amin and his counsel had no warning the lighting would be discussed, referencing the architectural commission's packet, which was posted 72 hours before the meeting.

According to that document, "Past ownership of the site installed roof mounted area lights throughout the metal mansard roof system on all three motel buildings. Staff was not able to identify any permits allowing this type of light fixture which creates light pollution on the entire property and has been a source of complaints over the years. Staff is requesting through a condition of approval that the property owner remove all roof mounted area lights and return to a parking lot and area lighting system that includes freestanding decorative light standards as proposed and approved in past years."

Weiser took the issue a step further, expressing his view that Amin was being denied due process, that the notification was not "meaningful" in part because the city failed to alert him and Multani personally. He contended Amin was being treated unfairly because the lighting had been in place for years and the city never brought it up as a problem with previous owners, which he said was a violation of his client's equal protection rights.

In a brief Weiser filed with the city prior to the council meeting, he stated the actions of the architectural commission, along with recent code enforcement citations issued over unrelated issues at Motel 6, amounted to violations of Amin's civil rights.

"As I stated at the hearing, I do not view this case as a regular code enforcement and landscaping issue," Weiser wrote in an email to the COURIER. "The background to the appeal is that the City's code enforcement actions, led by Brad Johnson, on orders from the Police Chief and the City Council, are over enforcing the municipal code

and creating overly burdensome landscaping issues as a means to drive Mr. Amin out of business.

"As I emphasized at the hearing, doing so, raises serious constitutional problems regarding violation of the Equal Protection Clause of the Fourteenth Amendment. The Ninth Circuit has a body of case law holding the over enforcement of a city's municipal code for pretextual purposes is a violation of equal protection of the law."

"Nobody wants to litigate with the city of Claremont," Weiser said during the council meeting. "If we are forced to do so we'll go into a federal court. We'll make this into a federal civil rights case."

Multani repeatedly asked the council to grant Amin a continuance because, as one of his attorneys, she was not able to attend Tuesday's hearing, which denied him representation. Weiser was in attendance and Multani participated via Zoom.

In response to a question from Mayor Jed Leano, Patterson denied the proceedings violated Amin's rights.

"Due process requires that we provide notice and an opportunity to be heard," Patterson said. "We provided those both at the architectural commission hearing and at the City Council hearing. It doesn't guarantee you a right to a continuance if you would like more time or are unavailable to attend in person."

She also rebutted the contention that the city had somehow forfeited its ability to enforce codes at the motel simply because the alleged violation had existed for some time.

"The fact that the property changed hands or that the city didn't enforce its codes, or the prior approvals for a number of years, does not result in any type of vested right to continue with noncompliant conditions on the site," she said. "There are ways you can get vested rights but they all rely on you having a legal or approved use in the first place. Something like the roof mounted lights, those were not permitted at the time and actually are contrary to the approvals that Motel 6 did get in the 1970s, that called for ground mounted lights."

A separate appeal over the code violations was held on August 9, with Community Services Director Jeremy Swan serving as the hearing officer. Since then, both the appellant and the code enforcement officer have been given the opportunity to provide supplemental legal briefing. The hearing officer has not yet issued his decision.

Back in the saddle

Local groups help formerly incarcerated man get back on his feet

by Lisa Butterworth
Special to the COURIER

Sometimes to get ahead in life, a little momentum can make all the difference.

For 47-year-old Mario Ramos, that momentum was gifted to him quite literally on November 26, in the form of a Raleigh Spring iE electric bike.

Since being released from San Bernardino County's Adelanto Detention Center in March of this year, having spent a decade behind bars, Ramos has been determined to get back on his feet. Without a driver's license, that meant biking from Montclair, where he lives with his mother in her one-bedroom apartment, to odd jobs in Claremont and part-time work at a machine shop in Fontana, sometimes cycling more than 50 miles in a day. Needless to say, Ramos welcomes a little battery power behind his pedaling. "It's a dream," he said, eyes beaming, bike helmet in hand. "I put my need out there and the universe provided."

The electric bike is just the latest assist Ramos has received from a network of local groups — including the Interfaith Movement for Human Integrity, Claremont Unified Church of Christ, and Claremont Senior Bike Group — and their well-meaning members, like Joe Marino.

"This case with Mario really highlights how these different organizations in Claremont come together to help people in need," said Marino, who's lived in Claremont for 30 years and has been instrumental in orchestrating support for Ramos.

Ramos was five years old when his parents immigrated to Southern California. He grew up in a gang-heavy, poverty-stricken area of Ontario before moving to Montclair after junior high. Since his mom worked as a caregiver in Claremont, he even spent time at Claremont High School before graduating from Ontario's Chaffey High. His early years were far from easy.

"It's like the usual story you hear from Hispanic families just coming from different countries, they struggle," Ramos said. "That's where we were at; we struggled to stay alive."

Though his mom tried to remove him from the gang environment, Ramos said he gave in to that lifestyle. "It got me onto a rollercoaster of making the wrong choices in life," he said.

In 2012 he was convicted of felony assault and sentenced to seven years in prison. Incarceration was a wake-up call. "It changed my whole life and the way I see life today," Ramos said. "I wanted to get the help I needed."

He became a model prisoner — reading the bible, taking theology classes, and working to get his water treatment certification — aided in part by the medical



(L-R) Joe Marino, Mario Ramos, and Tom Shelley pose last week with a Raleigh e-bike a trio of Claremont organizations donated to Ramos. Marino and Shelley are members of the Claremont Senior Bike Group, which helped arrange the gift, along with Claremont Unified Church of Christ and the Interfaith Movement for Human Integrity. Photo/by Denise Spooner.

care he received for bipolar disorder, which had gone undiagnosed until he was incarcerated. But Ramos's conviction also affected his immigration status, and though he had been a green card holder, on the day he was released from prison, while his mom waited outside to greet him, he was unexpectedly picked up by U.S. Immigration and Customs Enforcement and detained at Adelanto Detention Center for another three-plus years.

It was during this time he connected with the Interfaith Movement for Human Integrity, a statewide social justice organization focused on immigration and incarceration. The group, and its Inland Empire organizers in particular, is committed to supporting Adelanto detainees, many of whom were released during the height of the Covid-19 pandemic.

But others, like Ramos, were not, often without knowing why. "ICE has no rhyme or reason or very clear logic," said Reverend Deborah Lee, Interfaith Movement's executive director. "ICE has the discretion to release anybody at any time. It doesn't mean they're off the hook on their immigration case, it just means that they don't have to be detained while they go through their immigration proceedings. [Mario] got Covid in there, he wasn't getting the medication he needed. Adelanto has one of the worst medical records across the nation, the highest number of deaths of any detention facility across the nation. Sometimes immigration proceedings take four or five years, why would he need to be detained while he's

doing that?"

With the advocacy of the Interfaith Movement, Ramos was released in March 2022. "Mario is a very special guy. I remember him saying, 'This is my fourth Christmas in detention,' as we were organizing to get him released, so it was a huge victory," said Lee.

The Interfaith Movement calls on local congregations to help with their mission, which is how Ramos and his wife Denise were introduced to their work. In 2018, Hilda Cruz, a lead organizer for the Interfaith Movement in the Inland Empire, gave a presentation at Claremont United Church of Christ, which the Marinos attend, about asylum seekers being held at the Adelanto facility. At the time the congregation helped raise \$30,000 to free a Honduran refugee from the detention center.

So, when Cruz called them to say she had someone who needed their help, Joe Marino took it upon himself to meet Ramos in person. "I have a love for our country but I'm also ashamed of how some things are done here," he said. "To see this person who was held in prison for 10 years, the crime and the punishment don't seem [commensurate], so this is an injustice."

As the Interfaith Movement connected Ramos to pro bono lawyers who are currently working on reducing his felony conviction (which they view as inappropriately inflated) to a misdemeanor, Marino focused on more practical assistance,

like helping Ramos get groceries, part-time employment, and, of course, transportation.

For that Marino tapped another local group he's been a member of for years, the Claremont Senior Bike Group. It was a natural connection since "there's a component of the Claremont Senior Bike Group that is focused on helping the community," Marino said, citing regular cleanup events on Mount Baldy Road and annual bike donations to children in need. Tom Shelley, a dedicated member of the recreational group, fixed up a donated bike and passed it along to Ramos. But it wasn't until another group member recently mentioned her unwanted e-bike to Shelley that the wheels for Ramos's grand gift were set in motion. To make it an eligible tax write-off, the \$3,000 bike was donated to CUCC then gifted to Ramos.

"When we gave Mario the bike, oh my God, he was like a kid at Christmas. He was crying, laughing. He got on the bike on the street and was going 30 miles-an-hour. We're all yelling at him, 'Slow down!'" Marino said with a laugh. "He's just a joy to be around and he's very, very grateful for all the support and time that we give him. I told him, 'There are a thousand steps in this journey. We're just gonna take one at a time and we'll get through this together.'"

The journey is far from over. Ramos' mother's landlord is doubling their rent in January, an untenable amount for the family, who are now looking for more affordable housing. And the recent economic downturn has affected Ramos's employment. Though he's working two days a week at a local warehouse, additional steady work would be another dream come true. But, Marino said, he manages to stay positive. "I'm just surprised all the time about Mario's optimism," Marino said. "He's got so many challenges that he faces, but he's like, 'Ok, well, this is just another hurdle I need to get through. God's gonna provide and I'll figure this out.'"

Ramos doesn't shy away from the challenges he's had, or the ones he continues to face. But he's clear about his path forward.

"My story that I want to share with the world is, where you come from, and how you conquer the struggles of life is amazing, because you were once in this position where you thought you were never going to amount to anything, but it doesn't have to be that way," he said. "If you do the work, then it will pay off down the road. You have to be able to continue working, because life is about continuing to better yourself."

"It's not for me, it's also for the people around me, like Mr. Joe and them. I want to see a smile on their faces. They're putting their names out there, so I want to see to it that what I'm doing is good."

POLICE BLOTTER

By Steven Felschundneff

Wednesday, November 23

At 10:12 a.m. the Claremont Police Department received multiple 911 calls about a suspected sex worker standing on the corner of Arrow Highway and Indian Hill Boulevard waving at cars and possibly engaging in solicitation for prostitution. Officers arrived and located Santa Clara resident Dajah Gordon, 24. A records check showed she had an active no-bail arrest warrant in Texas with full extradition. Gordon was taken to the Claremont jail, booked and, after police confirmed her identification, she was transferred to Century Regional Detention Center in Los Angeles to await extradition to Texas.

Thursday, November 24

Officers on patrol at 9:41 p.m. reported seeing a maroon 2014 Honda Accord run a red light at Indian Hill Boulevard and Auto Center Drive. Police conducted a traffic stop on Brandon Williams, 31, of Moreno Valley for the red-light violation. When asked for his identification, Williams only provided a California ID card, and a records check showed his driver's license had been revoked by the DMV. Williams reportedly told officers the revocation was "because I have all those tickets." A further check showed he had five Riverside County arrest warrants. He was arrested for driving on the revoked license and the warrants, transported to CPD jail, booked, and later transported to jail in Riverside County for the warrants.

Friday, November 25

At 4:24 p.m. La Verne Police notified Claremont PD that they were holding a woman who had an outstanding local arrest warrant. Claremont officers responded to the 2400 block of Foothill Blvd. in La Verne to take custody of the woman, La Verne resident Lisa Haring, 31. A records check revealed the Claremont warrant was for felony identity theft and that a judge had set bail at \$375,000. She also had two other felony ID theft warrants from the Fresno County Sheriff's Office, one with bail set at \$40,000 and a second at \$46,000. Officers verified Haring's identification at the scene, took her into custody and transported her to Claremont jail, where she was held for a court appearance on Monday, November 28.

Saturday, November 26

Police on patrol at 4:06 a.m. spotted a silver 2006 Ford Explorer near College and San Jose avenues they say was driving slowly through residential neighborhoods and had made several turns. When officers caught up with the vehicle, they saw its registration had expired in January 2019. Police conducted a traffic stop for the expired registration and questioned the driver, Megan Satterfield, 26, of Ontario. A records check showed she had a suspended license for an unpaid traffic ticket and an outstanding arrest warrant in Glendora. Officers said when they looked into the SUV they saw large red and black bolt cutters and a large mallet sitting on the floor between the feet of Ontario resident Juan Ortiz, 38. Police say Ortiz had a screwdriver in a jacket pocket and three keys with the teeth filed off in his pants pocket, a common tool used for stealing cars. Another passenger, a 44-year-

old unhoused Pomona man, reportedly had two warrants, one in Pomona and the other in San Bernardino County. During a search police say they located a methamphetamine pipe with burnt black residue in the unhoused man's waistband. A final passenger presented an ID and was released. Satterfield was arrested for the suspended license and a misdemeanor Glendora warrant for shoplifting, and Ortiz was arrested for possession of burglary tools. The unhoused man was arrested for a L.A. County Sheriff's Department warrant for misdemeanor possession of paraphernalia, and a misdemeanor San Bernardino County warrant for possession of controlled substance. All three were transported, booked, and released with citations to appear in court.

Sunday, November 27

Sometime between 6 p.m. November 26 and 6 a.m. on the 27th an unknown person stole the catalytic converter from a city owned park ranger vehicle parked at the Hughes Community Center at 1700 Danbury Rd. There is no surveillance video of the alleged crime, but video does show a black full-sized pickup truck in the area at approximately 1:14 a.m. If any COURIER readers have additional information, please contact the police department at (909) 399-5411.

Police conducted a welfare check at 2:50 p.m. on a man lying on the ground in front of a business in the 400 block of Auto Center Drive. The unhoused 29-year-old Pomona man identified himself and told police he was on probation. A records check showed he had a no bail felony warrant for a parole violation and a second misdemeanor warrant from the Los An-

geles Police Department. He was transported to the Claremont jail, booked, and transferred to the Inmate Reception Center in Los Angeles, where he was held for court.

At 3:56 p.m. police received a call from a homeowner who had been tipped off by a neighbor that people were inside his vacant home in the 1400 block of Lynoak Drive. According to the caller, the home was in the process of being remodeled. When officers arrived, they saw blankets and sheets hung up to cover windows and doors. Police went into the back yard and entered the home through unlocked French doors, where they reportedly saw two people inside. As police ordered the pair to come outside, a third person fell headfirst out of a back window. That person started to run but complied when officers told him to stop and sit down. Police say they found a total of five people inside the home, and it appeared they were using it as a place to sleep. Police contacted the homeowner who wanted all five prosecuted for trespassing. Tanya Hennessey, 36, of Pomona and Susanne Sexton, 54, and Kevin Rosales, 23, both of Victorville, presented valid identification and were cited and released at the scene. Rosendo Ponce, 35, from Strathmore in central California was taken to the Claremont jail where he was issued a citation and released. Pomona resident Jeremy Daniel Uribe, 26, had an active felony no-bail parole violation warrant in L.A. County. He was booked, issued citation for trespass, transferred to the Inmate Reception Center in L.A., and held for court.

CITY NEWS

2021 all over again?

County sees sharp spike in COVID-19 cases, positivity rate

by COURIER staff

Over the past few weeks, the Los Angeles County Department of Public Health has reported a steady increase in the number of COVID-19 cases, and on Wednesday, November 30, it reported an astonishing 4,353 new cases.

There were 2,370 new cases reported on Tuesday, and 5,414 over the weekend, which includes Monday's cases.

The increased case count is concerning, but it does not reflect the actual state of the current surge in infections because many people — if not most — now test at home and do not report positive results to the county.

The daily positivity rate, which health officials have said is a better indicator of the severity of the local outbreak, has increased nearly 50% over the past week from 10.2% to 14.7%.

Daily hospitalizations have also gone up dramatically from 794 last week to 1,132 on Wednesday. Fortunately, deaths have remained relatively low with nine reported Tuesday and 10 on Wednesday.

This week's spike in Covid numbers is eerily reminiscent of the run up to 2021's miserable Omicron surge, when the positivity rate and new daily new cases in Los Angeles County surged in December, reaching 22.4% and 22,091, respectively, on New Year's Eve. The

surge would peak on January 9 of this year, when 45,584 L.A. County residents tested positive for Covid.

In response to the rise in infections, Public Health announced last week that it strongly recommends wearing a mask indoors or when around large crowds.

Here in Claremont the county is now reporting 9,379 cumulative cases and 99 deaths. In April, the last time the COURIER reported on the pandemic, Claremont had 7,062 cases and 86 deaths.

The county has reported 3,542,744 cumulative cases since the beginning of the pandemic and 34,187 deaths.

OUR TOWN

Claremont Police Department toy drive is underway

The Claremont Police Department and Keeping the Good in our Neighborhood will partner for a toy drive from 8 a.m. to 2 p.m. Saturday, December 17 at CPD headquarters, 570 W. Bonita Ave., Claremont.

Folks can also drop off donations of new, unwrapped toys before December 17 during CPD office hours, Monday through Friday 7 a.m. to 8 p.m., and Saturday 7 a.m. to 6 p.m. The lobby is closed on Sunday.

Donations will benefit children in need in Claremont and surrounding areas. For more details call (909) 399-5411.

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Blatant gender inequality at CPD**Dear editor:**

For a quarter century there has been severe inequality between male and female facilities at the Claremont Police Department building on Bonita Avenue, constituting a continual flagrant disregard for Title VII, CAL OSHA and ACLU gender equality guidelines.

Female workers, approximately 40 in number, have no locker room, a single-stall toilet (50" by 31") which serves all women, and there is a conglomeration of inadequate lockers, some donated or used, from very small, to mid-sized, and a couple that are a little larger. The lockers are lined against the small bathroom wall and some are tucked in the corner, thus making the tiny room even smaller.

A small alcove outside the tiny toilet room is crammed with five 69" by 15" lockers and six 34" by 81" lockers; a 31" by 31" shower blocked by a chair (if shower is used there is very little room to dry and dress in this tiny space); and a filthy padded bench (to sit on and change shoes?). There is little space for more than one person at a time to change clothing.

The door into this area is labeled "Women's Locker." It's disgusting what we provide our female police department workers. I expect the City of Claremont to rectify this blatant, cesspit situation ASAP. All city buildings have equal gender facilities except for the police department.

Males at CPD have a locker room, several urinals, an enclosed toilet, wash basins, showers, full-size lockers, benches for sitting and space to change clothing.

It only takes one concerned person to request an onsite review of the situation at CPD regarding gender equality guidelines. Reports or requests can be made to CAL OSHA, the ACLU and/or the U.S. government regarding Title VII.

Joyce H. Sauter
Claremont

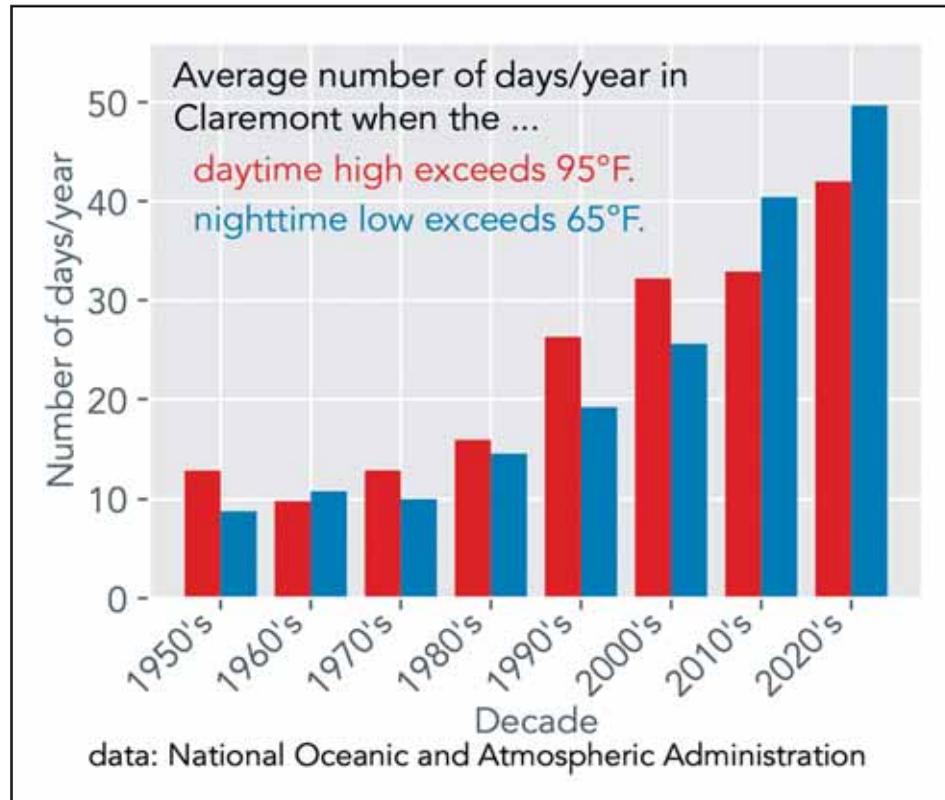
Historic proof of Claremont's rising temperatures**Dear editor:**

In our household the number of extremely hot days this last summer seemed to again exceed our expectations. We read

READERS' COMMENTS

about incremental changes over decades in average temperatures, but humans are not well adapted to feeling that change.

However, we are slapped in the face by



the outliers, by those days when the temperature exceeds some personal threshold such that it limits what we can engage in during the day or affects how well we sleep at night.

With the close of the 2022 United Nations Climate Change Conference last month, it seems timely to share one way a changing climate is being felt locally. Plotted above is data from the National Oceanic Atmospheric Administration showing the average number of "hot" days (daytime high exceeding 95°F) and the average number of "hot" nights (nighttime low exceeding 65°F) in Claremont each year as we progress through the decades. While ultimately arbitrary, the tempera-

ture thresholds of 95 and 65 degrees employed here were selected simply because their application led to just about 10-11 days per year being tallied as excessively hot though the two-decade span of the 1950s and 1960s, as can be seen on the plot. But it also reveals just how far we have come in the 71 year span of this data. During the first three years of the current decade Claremont now experiences four to five times as many days each year with

temperatures exceeding those thresholds. Of further note, the data suggests that while we often talk about these changes in terms of daytime highs, the nighttime temperature may be rising yet more quickly.

Kersey Black
Claremont

Shout out to the bounty of CBG's Waterwise Festival**Dear editor:**

It's rare to have a facility as creative and forward thinking as California Botanic Garden in our own backyard. On my refrigerator is a flier I found in a drawer entitled Ecological Landscaping for Southern California Homeowners. It took place almost 40 years ago, on October 12, 1985, way before the current water shortages we are facing due to climate change and drought.

California Botanic Garden's Waterwise Community Festival on November 13, presented in partnership with Sustainable Claremont, carried on this tradition. The event was another great example of what organizations can do when they come together to work on a problem

ADVENTURES IN HAIKU

*Today I did walk
One and one-half miles it was
For some chocolate*
— Ivan Smason

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

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.

as daunting as drought.

While I've been undertaking water conservation in my own yard for many years, the Waterwise Festival was chock-full of new information about native plants, water conserving technologies, and steps each of us can take to save water and contribute to the health of our watersheds. California Botanic Garden hosted the Friends of Los Angeles River's Rover bus, free native plant classes, informative panels, live music, water themed crafts, and storytelling for kids.

While the interest and turnout seemed very high, I would have loved to see the COURIER cover this event and share some of these important resources for community members throughout the region who could not make it. I am not looking forward to drought, but I am looking forward to California Botanic Garden's continued water conservation programs in the months and years ahead. See you there!

Drew Ready
Claremont

It ain't over 'til it's over**Dear editor:**

Thank you for the informative article re-

continued on next page

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Jews need allies in confronting antisemitism

by Jason Moss

Often referred to as the oldest form of hate, antisemitism has been around for 2,000-plus years. But the prevalence and prominence we are witnessing today has never caused the type of fear and security issues in the Jewish community in the U.S.

Leading experts on hate consider antisemitism to be the “canary in the coal mine,” that hatred toward other traditionally marginalized ethnic groups is not far behind.

So what exactly is antisemitism? According to The European Monitoring Center on Racism and Xenophobia, it “is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.”

Last month, FBI Director Christopher Wray said, “A full 63% of religious hate crimes are motivated by antisemitism — targeting a group that makes up just 2.4% of our population. Foreign terrorist organizations like ISIS have promoted antisemitic violent extremism for decades. They continue to target Jewish Americans in their attack plots. But we also confront the threat of people here, on our soil, whose hateful views — often paraded online — boil over into acts of violence.”

It isn’t just the recent violence towards Jews that has made us feel unsafe; it’s also incidents of intimidation. Remember the photos and videos from the 2016 Charlottesville “Unite the Right” rally where white supremacists chanted, “Jews will not replace us,” or the recent flyers strewn on Upland driveways linking Jews to everything from Covid to “every aspect of Disney child grooming”?

Add these incidents to the pervasiveness of antisemitism online, and the Jewish community feels like we are being hit from all sides, that the very essence of Jews’ right to live is under attack.

For example, recent surveys have indicated Jews now feel frightened to wear a Star of David necklace or a yarmulke in public for fear of being identified as a Jew. It has also hindered what they say publicly, for fear it could “out” them as being Jewish.

OPINION

Elkan Pleat, a 16-year-old in Northern California, recently told his school board he had been hiding his Jewish identity at school for two years for fear he would be attacked. He reported seeing more than 20 swastikas around his campus and hearing jokes about how someone should “finish what the Nazis started,” often referencing gas chambers and ovens.

Jewish organizations are trying to raise awareness of this issue. This includes an innovative pink billboard ad campaign with messages like “Here’s an idea: Let’s ask everyone who’s wondering if Jew hate is real to wear a yarmulke for a week and report back,” and, “Can a billboard end antisemitism? No. But you’re not a billboard.”

More remains to be done, and we need help! The Jewish community needs the non-Jewish community to not only stand with us, but to confront and combat this climate of hatred. Here are a few ways to help:

- Be our ally. Your voice carries weight, especially if you aren’t the target of the hatred. Call out any anti-semitic or hateful comments you hear. Let people know that you are personally offended by these incidents.

- Ask your spiritual leaders to deliver a sermon against antisemitism. They can leverage their position of influence to help educate fellow congregants.

- Reach out to local officials, school districts, and corporations and demand they take action and make statements against antisemitism. Encourage these leaders to pass resolutions denouncing antisemitism, condemning hatred of all kinds, and committing to creating a safe environment.

- Educate yourself about antisemitism’s impact. We need more people to view specials like Dana Bash’s CNN Special Report “Rising Hate: Antisemitism in America.” This program focused on the idea that we can combat this crisis head-on through education.

The Jewish community needs you as our ally. Stand with us as we confront this existential crisis of hatred directed towards Jews. Help us take action and use our collective voice to say that hatred of all kinds is wrong, and we will not tolerate it in our society.

Jason Moss is the executive director of the Jewish Federation of the Greater San Gabriel and Pomona Valleys.

Letters

continued from page 6

garding the preservation efforts to save three historic Claremont Village structures. It raises community awareness of a drastic demolition that is not yet a “done deal.”

I had spoken personally with the architectural historian consultant who said that the buildings did indeed have historic and architectural merit and that the historic character of the Claremont Village would benefit from their preservation. She informed me the city has the authority to mandate the buildings be preserved for almost any reason: historic, architectural, sustainability, or citizen demand.

Her report has the power to influence state and federal authorities to step in and forbid any modification whatsoever if she determines the buildings to be highly significant. But that is not the case here.

It has been publicly stated that city planners, the architect, property owner, Claremont Heritage, City Council and many Claremont citizens would like, as their first preference, to preserve and restore our historic treasures and to properly retain and maintain our mature city trees.

The problem appears to be that the corporate developer does not have the money to do the job right. “Economic feasibility” is a relative term.

As an ordinary citizen, I am not aware of how money flows in these deals, but I believe there are astute, ambitious investors who would jump at the opportunity to rocket their reputation as development partners and turn this historic diamond-in-the-rough project into the gleaming gem Claremont deserves.

I believe that, in good faith, the architectural and planning commissions and the City Council all jumped onto a moving train they thought was unstoppable.

There is rousing support for city planners who will find a creative and mindful alternative to demolition that preserves Claremont’s identity and legacy.

**Elizabeth Tulac
Claremont**

Three Valleys voters are a fickle bunch

Dear editor:

Regarding the COURIER story from November 18, “Three Valleys severs ties with Cadiz, Bonanza Springs,” in only two divisions of the seven trustee areas of Three Valleys Municipal Water District, which extends to south Pomona, north Pomona, Hacienda Heights, Glendora, La Verne, Walnut, Diamond Bar, Covina, [and Claremont] has the issue of the proposed Cadiz/Bonanza

study been a tool for galvanizing voters to the polls and chip away at the accomplishments made by TVMWD for over 40 years. North Pomona’s Division VI and La Verne/Claremont Division III are the only voting areas vulnerable to be misinformed.

Being connected to liberal Claremont Colleges and to the Claremont and Pomona Democratic Club helped Sierra Club activists to infiltrate and exploit the Cadiz/Bonanza issue among members to secure two seats.

In every other district of TVMWD apathy and disinterest reigns. About the study: the fact that the Cadiz/Bonanza study issue has been on the shelf and a non-agenda issue for two years since the pre 2020 election and now the 2022 election makes one wonder if the hand chosen general manager or some board members bungled the handling of the study that caused a board member to lose his seat. He, like past board members, will forever be branded with the scarlet letter X as being not environmentally friendly and disconnected from the public. Such is the nature of opportunism that reigns for three months every four years when voters go to the polls.

**John Mendoza
Pomona**

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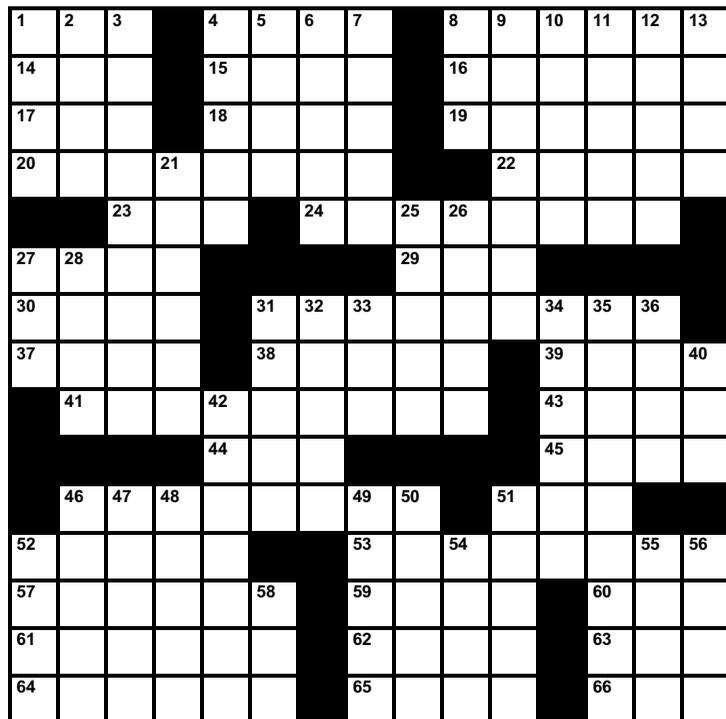
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C O U R I E R
C R O S S W O R D

Puzzle #702 by Myles Mellor



Across

- 1. It has many keys, abbr.
- 4. Tech address starter
- 8. Victor in the Three Valleys Municipal Water District election for the Division III seat, Jeff ____
- 14. Message from police HQ
- 15. Tennis great, Arthur
- 16. Threat words
- 17. Doctors Without Borders, e.g.
- 18. Hold everything!
- 19. Nanny, from abroad
- 20. Dessert wine
- 22. Enjoyed the casino
- 23. Actor Danson
- 24. Like salt
- 27. Code word, A
- 29. Actor Gibson
- 30. Frost
- 31. "60 Minutes" feature
- 37. Atahualpa, e.g.
- 38. Fir and spruce
- 39. Jazz pianist Templeton
- 41. Prepares
- 43. Prefix with hertz
- 44. Canadian province with red sand, for short

- 9. Member of the mustard family
- 10. Kathmandu country
- 11. Alpaca relative
- 12. Wickerwork branch
- 13. Brainy guy
- 21. Treat roughly
- 25. Pumped
- 26. Gossipy
- 27. Tuna type
- 28. Lengthy
- 31. Outing
- 32. Link
- 33. ____ whim
- 34. Squeal
- 35. Priest
- 36. "Try this!"
- 40. Small island
- 42. Bustles
- 46. Insect stage
- 47. American Idol runner up, Clay
- 48. Being of service
- 49. House shower
- 50. Eagle nest
- 51. Feeling of apprehension

- 45. Three in poker
- 46. Fishburne of "The Matrix"
- 51. Afr. nation
- 52. Port-au-Prince is its capital
- 53. CHS Girls tennis star, 2 words
- 57. Annoying
- 59. Prudish one
- 60. Rabble
- 61. Slender
- 62. Intentions
- 63. 16th US President
- 64. Most logical
- 65. Robin's abode
- 66. " ____ to worry"

Down

- 1. Room coolers
- 2. Org. for Nancy Lopez
- 3. One-eighty
- 4. Hemmed and ____
- 5. Leader opposed by the Bolsheviks
- 6. Addams Family member
- 7. Gradually diminish, with out
- 8. Gp. in charge of condominiums, perhaps

HOM-O-PHUN™

Puzzle #15 by Gerald Gornik

Homophones are words that have the same pronunciation but are spelled differently (bare; bear). Here, we have taken homophones to the next level.

DANGEROUS KITCHEN IMPLEMENT

□□□□□ □□□□□□

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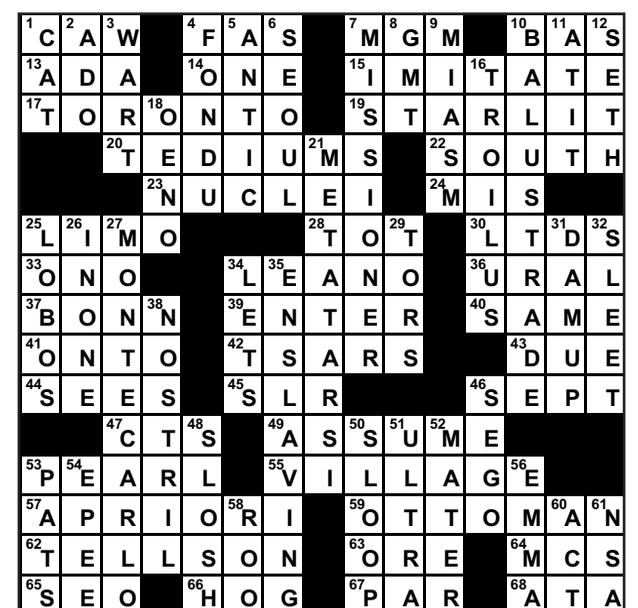
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Answers to Puzzle #14

FLOWER; WHAT YOU MIGHT CALL A COUNTRY WHERE THE ONLY PEOPLE THAT ARE ALLOWED TO DRIVE WORK FOR MARY KAY COSMETICS

**PINK CARNATION;
PINK CAR NATION**

Answers to Puzzle #701



- 52. Cat sound
- 54. Darkens
- 55. Western wolf
- 56. Goes with aid
- 58. Perceive

Big stories from a small town

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CEF Chocolate Walk is this Saturday

The Claremont Educational Foundation hosts its sixth annual Chocolate Walk fundraiser Saturday, December 3 from 2 to 5 p.m. throughout the City of Trees. Check in will begin at 2 p.m. at the Ahmad Shariff Art Gallery, 107 N. Harvard Ave., Claremont, and participating businesses will host chocolate tasting stations.

Tasting sites include Bert and Rocky's Ice Cream, Boon Companion Toys, Cheese Cave, Chocolate Bash, Claremont Faculty Association, Claremont Village Eatery, Clips on 66, Coffee Bean and Tea Leaf, Crème Bakery, Gould Asset Management, Hendricks Pharmacy, Last Name Brewing, Middle Tree Academy, Nosy

Neighbors Coffee and Donuts, Pomona Valley Art Association, Pure Joy Cakes, Rio de Ojas, Rosemallow Artisanal, Salon Narmoune, T and Joy, Tina G. Cosmetics, Trader Joe's, Ubatuba Acai, Village Dance Arts, We Olive, and Yogurtland. Tickets are available at supportcef.com.

Single admission begins at \$30 while family-four packs are available for \$100. All proceeds will support CEF's grant programs for Claremont Unified School District schools and teachers. For more information or to purchase tickets, visit supportcef.com/chocolate-walk.

KSPC DJ celebrates 25 years with special shows

In December, KSPC's DJ Wal will commemorate 25 years since his first broadcast on Claremont Colleges radio station 88.7 FM with a special series of his jazz-centric show, "Bop, Drop and Roll."

The anniversary shows will take place every Saturday between 3 and 5 p.m. On December 3, Wal will host "short song Saturday," will all tunes clocking in at under four minutes; December 10 is "string Saturday," featuring songs by guitar-led combos; on December 17 he will host "super speed Saturday" with songs over 250 beats per minute; December 24 is "second spin Saturday,"

featuring sets of two different versions of the same song; and on December 31 he will host "saxophone Saturday," with, you guessed it, tunes from sax-led combos.

Tracks will be chosen primarily from an array of jazz giants, including John Coltrane, Dizzy Gillespie, Charlie Parker, Wynton Marsalis, Dave Brubeck, Thelonious Monk, and Charles Mingus, but will also include more obscure artists.

For more information, email bopdropandrollshow@gmail.com or call (562) 896-9455. For information about KSPC visit kspc.org.

Brock Christmas Tree Farm opens for 61st season

Brock Christmas Tree Farm opened for its 61st season this past weekend, one of the only places in Claremont where you can choose and cut your own pine or cypress.

Brock, where Mountain Avenue meets the Thompson Creek Trail, is open Saturday and Sunday 9 a.m. to 4:30 p.m.



This photo of the historic, fragrant Christmas tree lot was taken November 23. Photo courtesy/Rebecca Hamm

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IPB brings back 'The Nutcracker'

Inland Pacific Ballet's holiday traditional, "The Nutcracker," returns to the Lewis Family Playhouse, 12505 Cultural Center Dr., Rancho Cucamonga, December 3-4, and 10-11, and the Fox Performing Arts Center, 3801 Mission Inn Ave., Riverside, December 17-18.

The ballet will feature about 90 performers, including IPB graduate and Claremont native Hayley Winslow, who is this year's Sugar Plum Fairy.

The ballet company has been mounting "The Nutcracker" since 1993. The show went dark in 2020 due to Covid.

General admission begins at \$70 for the Lewis Family Playhouse, \$48 for the Fox Performing Arts Center. Show times are scheduled for 2 and 7:30 p.m. on Saturdays and 2 p.m. Sundays.

More info and tickets are at ipballet.org.

Inland Pacific Ballet guest artist Fredrick Davis rehearsing ahead of opening of "The Nutcracker," at 2 p.m. Saturday, December 3 at the Lewis Family Playhouse in Rancho Cucamonga. Info and tickets are at ipballet.org. COURIER photo/Andrew Alonzo

LATEST

La Verne, developer team up affordable housing

by COURIER staff

In June 2022, Brandywine Homes began construction on Verdana II, a new moderate-income housing development in La Verne which will contain eight two-story, detached single-family homes. This limited program will be open to those who meet a maximum household income of \$109,000.

"Affordable housing continues to be a statewide concern, especially here in Los Angeles County," said La Verne Mayor Tim Hepburn. "We hope these new developments will attract new lifelong residents to join our tight-knit community and provide more opportunity for people to live, work and play in La Verne."

In 2009, the City of La Verne purchased a property on Walnut Street with funds dedicated specifically for affordable housing under the former redevelopment agency. Once redevelopment agencies were abolished by the state in 2012, the property was transferred to the city's housing authority.

Since that time, La Verne aimed to partner with a developer to build high quality, single-family homes for eligible families to purchase. After multiple attempts, the city entered into an agreement with Brandywine Homes in December 2020. The city sold the Walnut Street property for one dollar in exchange for Brandywine Homes to take on costs associated with the design and construction of eight affordable single-family units. This partnership made this affordable housing effort possible by alleviating a significant financial burden on the city.

La Verne is also working with Brandywine to ensure the land is zoned appropriately and remains in accordance with Southern California Association of Government's 2021-2029 Regional Housing Needs Assessment. Additionally, 48.5% of the 1,343 units must be dedicated to affordable households.

To gather public input and educate the community on the project, La Verne, Brandywine, and environmental consultants LSA Associates, Inc., hosted two virtual neighborhood workshops in May 2021. As part of the environmental review process, a number of potential environmental impacts were evaluated including aesthetics, air quality, utilities, noise and traffic. Since no significant impacts were found, city staff, the La Verne Development Review Committee and the La Verne Planning Commission all recommended that the City Council conditionally approve Verdana and Verdana II.

Verdana, located on Fruit Street, consists of 50 market-rate townhomes. There are three floor plan variations ranging in size from 1,310 to 1,791 square feet with two

and three bedrooms. Units will have private, open space patios and two-car garages with side-by-side stalls.

Verdana II residences are about 1,357 square feet and have three bedrooms and two and a half bathrooms. Amenities include spacious floor plans, private yards and energy efficient features. The city's agreement with Brandywine prioritizes La Verne residents on the interest list for an opportunity to purchase one of the homes.

The new developments are anticipated to be completed in early summer 2023. Interested applicants are encouraged to register on the interest list at brandywine-homes.com/communities/verdana to be notified once applications are accepted.

More information is at cityoflaverne.org.

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Arts

What's happening Claremont?

BY ANDREW ALONZO

calendar@claremont-courier.com

FRIDAY 12/2



• The Friends of the Claremont Library Bookstore's **fine book sale** will take place throughout the month of December at the Claremont Helen Renwick Library, 208 N. Harvard Ave. First editions, classics in academic fields, autographed works, specialty printers and works, art books and real pre-1922 antiques will be among the items available. The sale is open normal library hours, Tuesday and Wednesday from noon to 8 p.m., and Thursday through Saturday from 10 a.m. to 6 p.m. Cash payment are always accepted. Credit card payments will be accepted on Saturday, December 3, 10, and 17 from 10 a.m. to noon. The library will be closed on December 24 and 31. For further information email friendsofclaremontlibrary@gmail.com.

• The Claremont Senior Computer Club hosts its free technology assis-

tance lab from 1 to 4:30 p.m. at the Joslyn Center, 660 N. Mountain Ave., Claremont. The course is open to seniors who need help with their laptops, tablets, phones, or other devices. Computers will also be available. For details, visit ci.claremont.ca.us.

• This week's **movie matinee** at the Joslyn Center, 660 N. Mountain Ave., is "How the Grinch Stole Christmas" (2000). The film begins at 12:30 p.m. and free popcorn will be available. Masks are encouraged for this indoor event. Call (909) 399-5488 for info.

• Claremont McKenna College's Marian Miner Cook Athenaeum's free and open to the public speaker series continues with "**Voices from Ukraine**," a 12:45 p.m. program featuring **panelists Volodymyr Dubovyk, Anna Romandash, and Polina Sinovets**. The Athenaeum is at 385 E. Eighth St., Claremont. Details on this and other talks are available at cmc.edu/athenaeum or by calling (909) 621-8244.

• The City of Claremont's holiday **promenade and tree lighting ceremony** will take place from 5 to 8 p.m. The annual tree lighting ceremony happens

at 6 p.m. at the Claremont Depot, 200 W. First St. Village business will double as cheer stops throughout the evening, providing free holiday treats and deals to attendees. For details visit ci.claremont.ca.us.



SATURDAY 12/3

• Inland Pacific Ballet's annual holiday show, **The Nutcracker**, returns this weekend to the Lewis Family Playhouse, 12505 Cultural Center Dr., Rancho Cucamonga, with performances at 2:30 and 7 p.m. General admission begins at \$70. For show information, times or to purchase tickets visit ipballet.org.

• The Claremont Chamber of Commerce is hosting **afternoon holiday music in the Village** today from noon to 4 p.m. Performers include Mark

Dzula at Village Plaza, Andrew Lipow outside of the chamber's offices, and strolling youth carolers from Inland Valley Repertory Theater. For more details call (909) 624-1681.

• Claremont Educational Foundation holds its sixth annual **Chocolate Walk** fundraiser from 2 to 5 p.m. throughout the Claremont Village. Tickets, \$30 each or a four pack for \$100, are available at supportcef.com/chocolatewalk. Proceeds will benefit CEF.



• Browse artwork throughout the Village at the December **Claremont Art Walk** between 6 and 9 p.m. More details about this month's walk are on page 19. Email claremontartwalkinfo@gmail.com for more info.

SUNDAY 12/4

• The Claremont Chorale and Claremont Concert Choir will per-

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form “**Messiah**” at Claremont United Church of Christ, 233 Harrison Ave., at 4 p.m. General admission begins at \$20 but Claremont Colleges students and staff are free with college ID. For more info visit claremontchorale.org/concerts.



• **Eric Croissant** plays a free three-hour concert beginning at 2 p.m. at College Center, 665 E. Foothill Blvd., Claremont. To view the monthly lineup and information, visit jazzatcollegecenter.com.

• Youth Theatre Works will perform the 1950 musical comedy **Guys and Dolls** at 2 p.m. in the Harvey Mudd Theatre, 1339 N. College Ave., Claremont. Performances will also be held on Friday, December 2 and Saturday, December 3 at 7:30 p.m. Tickets, \$20 for adults and \$12 for children, students, and seniors, are available online and at the door. For details visit youththeatreworks.com/guys-dolls-2022.

MONDAY 12/5

• The Joslyn Center, 660 N. Mountain Ave., Claremont, hosts **gentle yoga**, a free course where the practice is taken nice and slow for seniors, especially beginners, from 10:30 to 11:30 a.m. Call (909) 399-5488 for information.

• Lisa Ann Dellinger presents “**Contemporary Indigenous Challenges and Clashing with Churches**,” a free and open to the public Indigenous peoples and native realities event at Claremont Presbyterian Church, 1111 N. Mountain Ave., at 7 p.m. Details about the talk can be found at claremontpres.org. For more info call (909) 624-9693.

TUESDAY 12/6

• The public is invited to the council chamber, 225 W. Second St., at 7 p.m. to attend the first **Claremont Planning Commission** meeting of the month. Agendas are posted online and at city hall the Thursday before the meeting. Visit ci.claremont.ca.us for meeting details or Zoom info.



WEDNESDAY 12/7

• On the third Wednesday of the month, the Joslyn Center, 660 N. Mountain Ave., Claremont, hosts a free 9:45 a.m. **writing workshop**. Writers offer responses to each other on elements such as organization, plot, setting, character development, point of view, and overall effectiveness. Call (909) 399-5488 to join.



THURSDAY 12/8

• Community Heart, 10871 Central Ave., Ontario, hosts a **drive-thru food pantry** every Thursday between 9 a.m. and 1 p.m. For more information, visit communityheartfeedtheneed.org.

• Make music at the Joslyn Center, 660 N. Mountain Ave., Claremont, with David Hostetler during free **Joslyn Jammers** session, held every Thursday between 10 and 11:30 a.m. Pre-registration is required at anc.apm.activecommunities.com. Call (909) 399-5488 for details.

FRIDAY 12/9

• Every Friday at 9 a.m., an **art group** meets on the Joslyn Center patio, 660 N. Mountain Ave. The free group session is open to all artists who are invited to bring current works in-progress or start new ones. Attendees must wear masks while indoors. For more information call (909) 399-5488.



• The American Museum of Ceramic Art, 399 N. Garey Ave., Pomona, opens its **treasure sale and holiday market** starting at 11 a.m. today. Shop from more than 20 AMOCA studio and resident artists and procure one-of-a-kind ceramic finds. The market is open from 11 a.m. to 4 p.m. and will run through Sunday, December 11. Visit amoca.org/events to learn more.

OUR TOWN

Pomona PD toy drive this Saturday

On Saturday, December 3, the public is invited to help stuff Pomona Police Department cruisers with toys for children in need outside the Target in the Rio Rancho Towne Center, 701 Rio Rancho Rd., Pomona.

Police will be onsite from 9 a.m. to 2 p.m. to accept donations, as will Santa Claus, who take pictures with those who donate toys.

For more information visit pomona.gov or call (909) 620-2311.

SATURDAY 12/10

• Music and song from local music students will fill the Claremont Forum bookshop, 586 W. First St., today at 11 a.m. during its free and open to the public **holiday cello event**. For more details visit claremontforum.org/events.



• At 8 p.m., enjoy an evening of jazz and Bossa Nova with the **Jazz Fellowship Quartet** featuring vocalist Antoinette Catalla at Ophelia's Jump Productions music lounge, 2009 Porterfield Way, Suite H, Upland. Songs range from compositions by Wayne Shorter and Miles Davis, to Hoagy Carmichael, Richard Rodgers, and Antonio Carlos Jobim. General admission begins at \$20. For info or tickets, visit opheliasjump.org.

• The first performance of the Claremont Concert Orchestra's **winter concert** will happen today at 8 p.m. in Garrison Theater, 231 E. 10th St., Claremont. The Joint Music Program of Claremont McKenna, Harvey Mudd, Pitzer, and Scripps Colleges will perform symphonic works inspired by ballet and folk dances at this free and open to the public concert. A 2 p.m. matinee will take place Sunday, December 11. For more info visit scrippscollege.edu.



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Las Posadas at Padua Theatre



From the files of
**CLAREMONT
HERITAGE**

by **JOHN NEUBER**

Traditions. We revere them. Sometimes we disdain them. Oftentimes we debate them. Sometimes we change them, or at least try. Some last for centuries, others a few years. They come and they go. Celebrations are planned around them. T.S. Eliot said of tradition, it is “how the vitality of the past enriches the life of the present.”

On Thursday, December 15, from 6:30 to 8:30 p.m., Claremont Heritage will again revive a longtime tradition and present “Las Posadas,” by Cielo Rojo Dance Company, at the historic Padua Theatre, where

it was performed for many years by the Mexican Players. More information and tickets are at claremontheritage.org.

Between 1932 and 1974, hundreds of thousands visited Padua Hills Theatre to dine and be entertained by the Mexican Players’ productions. Built in 1930 at a cost of \$75,000 — equivalent to about \$1.3 million in today’s dollars — by Herman and Bess Garner, it was home to the Claremont Community Players. Padua Theatre opened to great fanfare in December 1930 with the Players’ production of “The Royal Family.” The Players would mount three full seasons of productions before the Great Depression took a toll on their ability to raise the funds needed to continue.

Prior to the opening of the theater, the Garners had visited Italy, where they dined on a deck overlooking the sea and were entertained by strolling musicians who played and sang. The Garners were impressed by the dinner program and decided to stage their own version of it at Padua. Pauline Deuel, in her book, “Mexican Serenade — The Story of the Mexican Players and the Padua Hills Theatre,” writes the Garners “knew many Mexican American boys and girls in the Claremont area who seemed to have a natural talent for singing and dancing and who might be persuaded to help out at Padua Hills. The Garners therefore decided to gather together such a group to serve as waiters and waitresses and to present musical

continued on next page

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A playbill from the 1946 production of “Las Posadas” advertises admission at \$1.50, the equivalent of about \$23 today’s money. Photos/courtesy of Claremont Heritage

continued from page 14

numbers during the meals.”

It was so well-received that productions by the Mexican Players began with the 1932-1933 season. By October 1932, the fledgling group staged its third production, “Mi Rancho Bonito.” Again, Pauline Deuel tells us, “When two of the Players, Manual Vera, and his cousin Flavio, told Mrs. Garner about the Christmas celebrations that they remembered from their home in Guanajuato, she decided to adapt some of their reminiscences for a holiday play.”

Keeping the basic production of “Mi Rancho Bonito,” the Christmas rituals Manuel and Flavio Vera had told Bess Garner about were added to create “Christmas at Mi Rancho Bonito,” which ran from December 1933 to February 1934, and began with “Las Posadas.” Thus, a tradition of “Las Posadas” was born, which would become its own show in 1934 and ran each year until the theater closed in 1974.

“Las Posadas” traces its roots to around 1586, when it was started by



This early Mexican Players postcard featured many of the troupe’s principal performers.

Augustinian friars in the Mexico City area. They used the story to demonstrate the birth of Jesus to the Indigenous Aztec population by conducting masses for nine days. It was a meaningful time of the year for the Indigenous population in that it coincided with

their solstice celebrations.

The word “posadas” is translated as “inns.” “Las Posadas” is the story of Joseph and Mary searching for a place to stay and how they are turned away until an innkeeper allows them to stay in a stable. The tradition begins on De-

cember 16 and lasts nine days until December 24. For eight days the couple is turned away and finally given refuge on the ninth day.

It was not until the 19th century that neighborhoods and other groups began to celebrate “Las Posadas” outside of the church. People would dress in costumes as shepherds, angels, wise men, and Joseph and Mary. For eight nights the couple are turned away at different houses or “posadas,” however, the procession is offered refreshments at each house where they sing Christmas songs. On the ninth night they are welcomed into the house, where the celebration continues with song, food and drink and children break open a pinata shaped like a star.

Many of today’s celebrations, like the ones staged at Padua Theatre, take place in one evening, either in an outdoor setting or in a theater, but mainly adhere to the story as it was traditionally told. “Las Posadas” was one of the most popular Padua Theatre productions. The Claremont Heritage production of “Las Posadas” is one-night only and typically sells out early.



The breaking of a pinata is depicted in this scene from 1935. Photos/courtesy of Claremont Heritage

COURIER high school athletes of the season, fall 2022

by Andrew Alonzo
aalonzo@claremont-courier.com

The COURIER has selected four local high school competitors as its outstanding athletes of the season for fall 2022. Students from both Webb and Claremont

High School were named to the inaugural cohort.

Honors go to CHS senior football captain Caden Campuzano, CHS junior girls' cross-country captain Denise Jie Yi Chen, Webb sophomore water polo player Scott Wishek, and Webb freshman cross-country runner Nicole Samson.

See this story and more local news online at
claremont-courier.com

CHS girls: Denise Jie Yi Chen

The CHS girls cross country team was led this year by junior captain Denise Jie Yi Chen. Denise, 16, finished her third and perhaps most dominant year with the team in 2022.

The girls team earned its ninth consecutive Palomares League title in 2022 and qualified for various California Interscholastic Federation competitions, including the Division II Southern Section prelims, finals, and state championships.

Denise had a season for the books. She placed eighth at the CIF-Southern Section finals last month; set a new girls course record of 17:00.2 at Palomares League finals at Ayala High School; was named league MVP for the third year in a row; and never finished a race outside of the top 25.

She won four of the 10 races she ran this year and was within the top five in seven.

Denise will be returning to CHS next year, likely as captain once again, where she hopes to build on this season's success.

"Next year we'll be even better," she said. "I think our team is a very young and exciting team and I think we can really grow next year. We're really excited to see what we can do."



Claremont High School junior and girls' cross-country captain Denise Jie Yi Chen is pictured after the Division II CIF-Southern Section Finals at Mt. San Antonio College in November. COURIER/photo Andrew Alonzo



Senior football player Caden Campuzano has been selected as the outstanding boys athlete of the fall season at Claremont High School. COURIER photo/Steven Felschundneff

CHS boys: Caden Campuzano

Football, especially at CHS, is a team game. And with many seniors on the squad this year, including running back and safety Caden Campuzano, the team was focused on having one last hoorah together.

"We had a lot of seniors who were really committed, and we all wanted to win," he said. "And we did, so it was nice."

The Wolfpack gave each other and fans a 2022 season to remember. They secured the San Antonio League title after going 3-0 in league, 8-3 overall. Although their CIF hopes came to an end in the second round of the Division VII tournament against Mayfair, Campuzano noted it was the first time the team had faced Division VII opposition.

Throughout the season, Campuzano was the team's usual first string running back and safety. His defensive game was solid and ended the season with one interception. Offensively however, he shone like no other.

Campuzano averaged about 12 rushes and 105 yards per game. He finished the season with 18 touchdowns, scoring 108 of Claremont's 290 points on the year, about 37% of CHS's total, and about 1,100 cumulative yards.

Campuzano, a 17-year-old Claremont native, plans on attending Citrus College in the fall.

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Viavian Webb School freshman and girls' cross-country runner Nicole Samson after competing in the Division V CIF-Southern Section Finals at Mt. San Antonio College in November. COURIER/photo Andrew Alonzo

Webb girls: Nicole Samson

Although 2022 was not the best year for the Webb girls cross country team, it did have a bright spot in the form of rising star Nicole Samson. In her first year in high school athletics, the 14-year-old freshman made herself known, reaching the Division V 2022 CIF State Cross Country Championships, and earning the San Joaquin League MVP title after placing first in the league finals with a time of 19:26.2.

Her race record is also worth noting since out of the eight races Nicole participated in, she took first place in four of them, in the top 10 in six, and finished outside the top 25 just twice.

At the Division V CIF-Southern Section Prelims she placed first in with a time of 19:53.1. She also held her own at the Division V CIF-SS Finals and at the state competition.

Even with all her success, cross-country is not Nicole's go-to sport. Her heart belongs with track and field, where she normally competes in medium distance events such as the mile and 800-meter races.

In the offseason, the Rancho Cucamonga native will gear up for spring track. Next year she hopes to build on her cross-country success.

Webb boys: Scott Wishek

Ahead of Webb's 2022 water polo season, 15-year-old sophomore Scott Wishek knew there was going to be a learning curve. "A lot of our kids were new so it was kind of like a building season," he said. Little did he know, it would be one to remember.

The boys brought home the Mountain View League title for the first time since 2016, going 10-1 in league play, 16-6 overall, and punching their ticket to the Division V CIF-Southern Section tournament, where they were eliminated in the first round by eventual champions Muir.

A solid center set and end-to-end player, Scott finished the season with 41 steals, 40 goals (out of 86 shots) and 19 assists. He contributed to 59 of Webbs 201 total goals, about 29.4%, and only freshman attacker Albert Taylor, who netted 44 times, outscored Scott.

Scott said he was sometimes chided by head coach Sawyer Belville for being too much of a team player. She encouraged him to take more shots in games, but he kept to his team first instincts and no one was able to out assist him.

Scott said the reason for his and the team's success was head coach Belville, who was "kind of new too, but helped put us all together."

Next season, Scott said he hopes to make amends and win the CIF-SS tournament.



Webb Schools sophomore and boys water polo set Scott Wishek pictured last month at the Barbara Mott McCarthy Aquatics Center. COURIER/photo Andrew Alonzo

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High school sports roundup: December 2, 2022

by Andrew Alonzo
aalonzo@claremont-courier.com

CLAREMONT HIGH SCHOOL

Boys and girls cross-country

Results from the 2022 Division II CIF-State Championships on Saturday, November 26: The varsity girls team placed 12th out of 24 teams with a score of 306 in the Division II race. Junior Denise Jie Yi Chen (18:19.4) finished 17th in the heat, freshman Isla Bulmer (19:00.5) came in 35th, sophomore Kaitlyn Smith (19:36.5) 72nd, junior Alexa Gossett (19:55.1) 98th and freshman Joy I-Le Cheng (21:27.7) 162nd.

The boys did not qualify for the state meet.

Championship race details and times can be found at ca.milesplit.com.

Girls tennis

On Wednesday, November 30, senior singles player Sydney La competed in the Division I CIF-Southern Section Individual championship tournament. Results came after press time, but are

available at cifss.org/sports/girls-tennis.

Boys basketball

The team competed in the Northview Tournament on Wednesday, November 30 against Covina; on Thursday, December 1, against Damien; and on Friday, December 2, against hosts Northview. Results were unavailable until after press time.

The Pack hosts Diamond Ranch at 5 p.m. Saturday, December 10 in a non-league matchup.

Girls basketball

On Monday, November 28, Claremont picked up a 48-42 nonleague win at Walnut.

The Pack returns to action Tuesday, December 6 when it hosts the Claremont/Bonita Tournament. Its first game against Temecula Valley is at 6:30 p.m., followed by Chino Hills at 8 p.m. on Thursday, December 8. On Friday, December 9 the team will play Walnut at 7:30 p.m.

Boys soccer

On Tuesday, November 22, Claremont traveled to Azusa and won 9-0 to open the preseason. Then on Tuesday, November 29, the team hosted Chaffey, and scored a 2-0 victory. On Friday,

December 2, the Pack will host Ganesha.

On Tuesday, December 6, the team will host a nonleague match against Bishop Amat, followed by another home game with Riverside Poly on Friday, December 9. Both kick-offs are set for 5:30 p.m.

Girls soccer

The team hosts Etiwanda at 5:30 p.m. Thursday, December 8.

Girls water polo

The Wolfpack will begin their season hosting the Claremont Tournament. Play begins on Friday, December 2 against West Hills of San Diego at 1 p.m. and continues against San Dimas at 3 p.m. Friday's results will determine who CHS plays on Saturday, December 3.

Boys and girls wrestling

The boys will travel to Los Osos for the Tom Bravo Classic on Saturday, December 3. The first match is set for 9 a.m. The girls will travel to Valencia High School in Placentia for the Valencia Tournament, which starts at 10 a.m.

On Friday, December 9, the boys team will travel to Gabrielino for the Gabrielino Tournament at 3 p.m. On

Saturday, December 10, the girls travel to Mater Dei for the Mater Dei Tournament at 9 a.m.

THE WEBB SCHOOLS

Boys and girls cross-country

Results from the Division V CIF-State Championships on Saturday, November 26: freshman Nicole Samson (19:30.9) placed 30th out of 198 runners.

The boys missed out on qualifying for the state meet.

For championship race details and times, visit ca.milesplit.com.

Boys basketball

After a weeklong break, the Gauls returned to action against Rio Hondo Prep at home after press time on Thursday, December 1 to begin the Webb Classic Invitational. Opponents for Friday, December 2 and Saturday, December 3 are TBD.

On Tuesday, December 6, the Gauls will travel to United Christian Academy for a 7 p.m. nonleague game.

continued on next page



Claremont High School freshman guard Trent Dunfee, right, gets set against Yucaipa's Nathan MacMillan during the team's 59-42 nonleague home loss on Tuesday, November 22. COURIER/photo Andrew Alonzo

Art Walk returns for the month of December

The monthly Claremont Art Walk returns Saturday, December 3 from 6 to 9 p.m. and will feature several artists throughout the Village and at Memorial Park. Here's the lineup:

- The Button Box Museum, located in the Bunny Gunner westside walkway, 230 W. Bonita Ave., Claremont, presents "The Pearlies."

- Bunny Gunner, 230 W. Bonita Ave., Claremont, will showcase Max Prothro's series "The Tree Show."

Inspired by the writings and life of Herman Hess, Prothro began this series about two years ago.

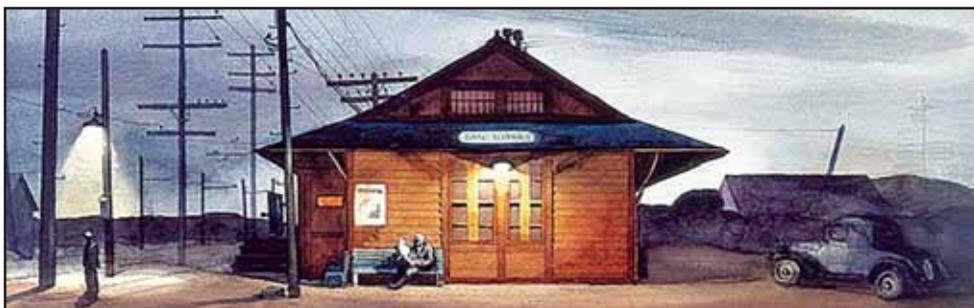
- Claremont Chamber of Commerce, 205 Yale Ave., Claremont, will feature works by Los Angeles-based artist Atilio Pernisco.

- The Claremont Lewis Museum of Art, 200 W. First St., in the Claremont Depot, continues its exhibit, "Transformations in Glass: Vitreous Funk, Fantasy, and Light," through February 5, 2023. Works are from Claremont-influenced glass artists Kéké Cribbs, Richard Marquis, and David Svenson.

- Crescent Tree Corp, 206 W. Bonita Ave., suite G, Claremont, will display "Picture Us," a group exhibition by current Claremont Graduate University students. It features Fel Nikoli McCoy, Alexis St. John, Huaijin "Moki" Li,



"Lacrimae rerum," 2021 Oil on canvas. Photo/courtesy of artist Atilio Pernisco



The 1933 painting "San Dimas Train Station" by artist Millard Sheets. Photo/courtesy California Watercolor

K'Von Blakemore-Johnson, Jonathan Godinez Davila, Jeneane van Grotewiel, and Elysabeth Belle.

"Each of the works on view investigates the theme of self-representation by engaging, transforming, and challenging the conventions of self-portraiture," read a press release. "Individually and in dialogue with each other, the artists channel their own unique perspectives and artistic processes into the exploration of their identities."

- The Ginger Elliott Gallery at Claremont Heritage, 840 N. Indian Hill Blvd., will have holiday cards and artwork by notable Claremont artists during the exhibit, "A Gift of Traditions."

- Studio C, 260 W. Bonita Ave., Claremont, will host a show of small 6" by 6" paintings from local artists including Sue Conner, Karen Karlsson, Denise Kraemer, A.S. Ashley, and more through Saturday, December 31.

- Square I, 110 Harvard Ave., Claremont, will feature art from Susan Hertel, Millard Sheets, Milford Zornes, Phil Dike and John Svenson.

- Pomona Valley Art Association, 317 W. First St., Claremont, hosts the exhibit, "Winter Boutique," which showcases artists Ron Lane, Dolores Montijo and Elizabeth Moyer.

For more info visit claremontvillage.com/claremont-art-walk.



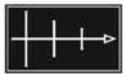
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No specific outcome can be guaranteed due to inherent risks of investing in the securities markets.

High school sports roundup

continued from page 18

Girls basketball

On Monday, November 28, Webb beat New Harvest Christian, 51-26, to begin the Cougar Classic Tournament. Tournament play continued after press time on Wednesday, November 30 against Pomona Catholic and on Friday, December 2, against Rio Hondo Prep.

On Tuesday, December 6, the Gauls will host Garey at 6 p.m. to tip-off the Rick White Classic. Play continues against Pilibos on Thursday, December 8 and San Gabriel Mission on Friday, December 9. Both games are set for 4:30 p.m.

Boys soccer

On Tuesday, November 29, Webb traveled to Covina and lost, 6-1. On Thursday, December 1, the team played host to Gladstone after press time.

The Gauls will travel to Cantwell-Sacred Heart of Mary Tuesday, December 6 for a 6 p.m. nonleague game.

Girls soccer

Webb opened preseason play on Tuesday, November 29 at Rowland and

won, 4-0. The team returned to action on Saturday, December 3, at home against Azusa at 2 p.m.

On Tuesday, December 6, the Gauls will host Arcadia for a 3:15 p.m. non-league match.

Girls water polo

On Tuesday, November 29, the Gauls hosted Sierra Vista in a non-league match and won, 19-15. The team then participated in the Claremont Tournament, beginning play at 4 p.m. Friday, December 2 against Warren. The team then faced Ramona at 6 p.m. Friday's results will determine who Webb plays on Saturday, December 3.

Webb hosts Muir for a 3:30 p.m. nonleague contest Tuesday, December 6. The following day, the team will host Rowland at 4 p.m. in nonleague play.

Boys wrestling

The team will begin the season with a 4 p.m. nonleague contest on Friday, December 2, at Hamilton. On Tuesday, December 6, the team will travel to Burbank for a 4:30 p.m. match.

View all COURIER content online at claremont-courier.com. Local news at your fingertips 24/7.

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FICTITIOUS BUSINESS NAME

File No. 2022252496
The following person(s) is (are) doing business as: 1.) **TRUGROUP HOMES 2.) VINCENT JARAMILLO AND ASSOCIATES 3.) SOUTHERN CALIFORNIA HOME FINDERS** 1348 W. Baseline Rd, Claremont, CA 91711, Los Angeles County. Registrant(s): J24 Vince & Associates, Inc. 1348 W. Baseline Rd, Claremont, CA 91711. This business is conducted by a Corporation #CA4127367

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/ Vincent R Jaramillo Title: CEO

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 11/18/22. 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: November 25, and December 2 and 9 and 16, 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 December 14, 2022 12:15 PM. Danny Jimenez, Description of Goods: Bed, tv, surround sound, mattress; Troy Dotson, Description of Goods: Estate from house. 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. CN992120 12-14-2022 Nov 25, Dec 2, 2022

FICTITIOUS BUSINESS NAME

File No. 2022240254
The following person(s) is (are) doing business as: 1.) **TRITON SEAFOOD MARKET** 776 W. 10th St., Claremont, CA 91711, Los Angeles County. Registrant(s): Trevor Grant, 776 W. 10th St., Claremont, CA 91711. This business is conducted by an Individual.

Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Trevor Grant. Title: Owner

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 11/03/22. 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: November 11, 18, 25 and December 2, 2022

FICTITIOUS BUSINESS NAME

File No. 2022242282
The following person(s) is (are) doing business as: 1.) **CLAREMONT BRAZILIAN JIU JITSU 2.) CLAREMONT BJJ 3.) CLAREMONT BJJ ACADEMY** 1420 N. Claremont Blvd 200E, Claremont, CA 91711, Los Angeles County. Registrant(s): Jaso Sanchez, 1420 N. Claremont Blvd 200E, Claremont, CA 91711. This business is conducted by an Individual.

Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Jaso Sanchez. Title: Owner

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 11/04/22. 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: November 11, 18, 25 and December 2, 2022

NOTICE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 601 Ridgeway Street, Pomona, CA 91768, December 13, 2022 at 10:00am. Donatha D Gibbs, Clothes, household furniture, electronics; Niasia Wright, Clothes, audio equipment; Hao Cheng Ding, furniture, boxes, personal items; Vanessa Jauretche, Household Items; Lisa Gallegos, Personal effects; Santos Sanchez, Household items, personal effects. 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. CN992129 12-13-2022 Nov 25, Dec 2, 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 December 14, 2022 12:15 PM. Danny Jimenez, Description of Goods: Bed, tv, surround sound, mattress; Troy Dotson, Description of Goods: Estate from house. 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. CN992120 12-14-2022 Nov 25, Dec 2, 2022

SUMMARY OF ORDINANCE NO. 2022-08 INTRODUCED AT THE REGULAR CITY COUNCIL MEETING OF OCTOBER 25, 2022 AND ADOPTED AT REGULAR CITY COUNCIL MEETING OF NOVEMBER 22, 2022

(Full text of this ordinance is on file in the office of the City Clerk and in the document archives on the City website: www.ci.claremont.ca.us)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING BY REFERENCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24); INCLUDING THE 2022 CALIFORNIA BUILDING CODE, (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL BUILDING CODE); THE 2022 CALIFORNIA RESIDENTIAL CODE, (INCORPORATING AND AMENDING THE 2021 INTERNATIONAL RESIDENTIAL CODE); THE 2022 CALIFORNIA ELECTRICAL CODE, (INCORPORATING AND AMENDING THE 2020 NATIONAL ELECTRICAL CODE); THE 2022 CALIFORNIA MECHANICAL CODE, (INCORPORATING AND AMENDING THE 2021 UNIFORM MECHANICAL CODE); THE 2022 CALIFORNIA PLUMBING CODE, (INCORPORATING AND AMENDING THE 2021 UNIFORM PLUMBING CODE); THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE; AND THE 2022 CALIFORNIA ENERGY CODE; TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO; AND ADOPTING BY REFERENCE THE 2022 LOS ANGELES COUNTY FIRE CODE, (LOS ANGELES COUNTY CODE, TITLE 32) INCORPORATING AND AMENDING THE 2022 CALIFORNIA FIRE CODE (INCORPORATING AND AMENDING THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE)

The proposed ordinance would amend Chapter 15.04 of the Claremont Municipal Code to incorporate the California Building Standards Code, including the California Building Code, 2022 Edition, which incorporates and amends the International Building Code and Appendices, 2021 Edition; the California Residential Code, 2022 Edition, which incorporates and amends the International Residential Code and Appendices, 2021 Edition; the California Electrical Code, 2022 Edition, which incorporates and amends the National Electrical Code and Appendices, 2020 Edition; the California Mechanical Code, 2022 Edition, which incorporates and amends the Uniform Mechanical Code and Appendices, 2021 Edition; the California Plumbing Code, 2022 Edition, which incorporates and amends the Uniform Plumbing Code and Appendices, 2021 Edition; the California Green Building Standards Code, 2022 Edition; the California Energy Code, 2022 Edition; and the 2022 Fire Code for the Consolidated Fire Protection District of Los Angeles County (Title 32, Los Angeles County Code) which incorporates and amends the California Fire Code, 2022 Edition, incorporating and amending the International Fire Code and Appendices, 2021 Edition (collectively, the "Codes"); together with the necessary amendments to assure the Codes are tailored to the particular safety needs of the City as required by its unique climatic, geological, and topographical conditions.

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

I, Shelley Desautels, City Clerk of the City of Claremont, County of Los Angeles, State of California, hereby certify that the foregoing Ordinance No 2022-08 was introduced at a regular meeting of said council held on the 25th day of October, 2022, that it was regularly passed and adopted by said city council, signed by the mayor, and attested by the city clerk of said city, all at a regular meeting of said council held on the 22nd day of November, 2022, and that the same was passed and adopted by the following vote:

AYES: Councilmembers: Calaycay, Leano, Medina, Reece, Stark
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAINED: Councilmembers: None

Shelley Desautels
City Clerk of the City of Claremont

PUBLISH: FRIDAY, DECEMBER 2, 2022

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073 et seq.) Escrow No. 4859

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and address of the Seller(s)/Licensee(s) are: Second Street Promenade, LLC, a California Limited Liability Company, 197 E. 2nd Street, Pomona, CA 91766
Doing Business as: Metro Ale House & Event Center All other business name(s) and address(es) used by the Seller(s)/licensee(s) within the past three years, as stated by the Seller(s)/licensee(s), is/are: None.
The name(s) and address of the Buyer(s)/applicant(s) is/are: Xecora Pomona LLC, a California Limited Liability Company, 23674 Marin Way, Laguna Niguel, CA 92677
The assets being sold are generally described as: Fixtures & Equipment, goodwill, inventory and on-sale liquor license no. 47-481610 and is/are located at: 197 E. 2nd Street, Pomona, CA 91766
The type of license to be transferred is/are: On-Sale General Eating Place License No. 47-481610 now issued for the premises located at: 197 E. 2nd Street, Pomona, CA 91766.

The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: Westside Escrow Corporation and the anticipated date is January 31, 2023, located at 2104 Wilshire Blvd., Santa Monica, CA 90403.

The bulk sale is subject to California Uniform Commercial Code Section 6106.2, YES

The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$50,000.00, which consists of the following: CASH/WIRE DEPOSITED BY BUYER \$50,000.00 It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/transferee(s), as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

Dated: November 2, 2022
SECOND STREET PROMENADE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By: /s/ Jason Abboud, Member
By: /s/ Sophie Abboud, Member
Buyer(s)/Applicant(s)
XECORA POMONA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
By: /s/ Abraham Kobi, Manager/Member
By: /s/ Raul Diaz, Manager/Member
12/2/22

CNS-3647154#
CLAREMONT COURIER

T.S. No.: 2022-00773-CA A.P.N.: 5216-002-017 Property Address: 2140 THELMA AVENUE, LOS ANGELES, CA 90032 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. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NANAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/03/2006. 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: Joseph A Villagrana, a Single Man Duly Appointed Trustee: Western Progressive, LLC Dec 15 2021 Trust recorded 07/11/2006 as Instrument No. 06 1524188 in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 01/12/2023 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: \$298,875.80 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: 2140 THELMA AVENUE, LOS ANGELES, CA 90032 A.P.N.: 5216-002-017

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: \$298,875.80. 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 2022-00773-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 2022-00773-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: November 21, 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 ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
December 2, 9, 16, 2022

NOTICE OF LIEN SALE

StorQuest - Claremont / Baseline
Notice is hereby given, StorQuest Self Storage - 454 W. Baseline Road, Claremont, CA 91711, will sell at public sale by competitive bidding the personal property of: Samuel Martinez, Edward Diaz, Joe De Leon, Property to be sold: Misc. household goods, furniture, tools, clothes, boxes, & personal contents. Auctioneer Company: www.storage-treasures.com. The Sale will conclude at 12 PM on Dec 17, 2022. Goods must be paid in CASH and removed at time of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party.
Publish on 12/02/2022 and 12/09/2022

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 December 13, 2022 at 11:30am. Jason Bach- Totes, small TV stand, pillows, small plastic containers, lego box. 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. CN992181 12-13-2022 Dec 2,9, 2022

FICTITIOUS BUSINESS NAME

File No. 2022259206
The following person(s) is (are) doing business as: 1.) **INTELLIC TECHNOLOGIES** 159 E. San Jose Ave, Claremont, CA 91711, Los Angeles County. Registrant(s): Becker Support Services, LLC, 159 E. San Jose Ave, Claremont, CA 91711. This business is conducted by a Limited Liability Company.

Registrant commenced to transact business under the fictitious name or names listed above in N/A. I declare that all information in this statement is true and correct. /s/ Ryan A. Becker Title: CEO

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 11/30/22. 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: December 2, 9, 16 and 23, 2022



NOTICE OF PETITION TO ADMINISTER ESTATE OF RUBY MARIE HOLLOWAY Case No. 22STPB04827

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both, of (specify all names by which the decedent was known): RUBY MARIE HOLLOWAY A Petition for Probate has been filed by (name of petitioner): JEANETTE MARIE HOLLOWAY in the Superior Court of California, County of (specify): LOS ANGELES The Petition for Probate requests that (name): JEANETTE MARIE HOLLOWAY be appointed as personal representative to administer the estate of the decedent.

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

XX The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: Date: 12/19/2022 Time: 8:30 a.m. Dept. 11 b. address of the court 111 N. Hill Street, Los Angeles, CA 90012

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Petitioner name: JEANETTE MARIE HOLLOWAY ADDRESS: 1855 ELAINE STREET, POMONA, CA 91767 TELEPHONE: 909-706-1196 PUBLISH 11/25, 12/02, 12/09/2022

NOTICE OF PETITION TO ADMINISTER ESTATE OF NATHANIEL W. JAMES CASE NO: 22STPB10316

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both of: Nathaniel W. James A Petition for Probate has been filed by: Julia James and Lara M. James in the Superior Court of California, County of Los Angeles

The Petition for Probate requests that Julia James and Lara M. James be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to make many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

Date: December 29, 2022 Time: 8:30 a.m. Dept.: 67 Address of Court: SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 N. Hill Street, Los Angeles, CA 90012

Branch name: Stanley Mosk Courthouse

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

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

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

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

Attorney for the Petitioner: **Marivel M. Zialcita 341 W. First Street, Suite 100, Claremont, CA 91711 909-256-6702**

Publish: November 11, 18 and 25, 2022

T.S. No.: **2022-01040-CA A.P.N.:8633-001-030** Property Address: **801 WEST HOLLYVALE STREET, GLEN-DORA, CA 91740**

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. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/06/2006. 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: **ELISABETH WILLS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **09/18/2006** as Instrument No. **06 2066422** in book —, page— and of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **12/21/2022 at 11:00 AM** Place of Sale: **BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766** Estimated amount of unpaid balance, reasonably estimated costs and other charges: **\$ 382,643.00** **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: **801 WEST HOLLYVALE STREET, GLEN-DORA, CA 91740** A.P.N.: **8633-001-030** 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: **\$ 382,643.00**. **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

of Trust executed by Duoduo Hong, a single woman Recorded on 11/09/2021 as Instrument No. 20211671051, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 8/16/2022 as Instrument No. 20220818676 of said Official Records, WILL SELL on 12/08/2022 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is proposed to be: 1210 N. Country Hollow Dr., Walnut, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$200,708.22 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **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 **2022-01040-CA**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2022-01040-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: November 8, 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 on November 18 and 25 and December 2, 2022

T.S. No.: **2020-00311-CA A.P.N.:8661-006-010** Property Address: **1212 SIERRA View Dr, Glendora, CA 91740-4049**

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. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/10/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** Trustor: **MARILYN E SCHREIBER, AN UNMARRIED WOMAN** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **10/18/2005** as Instrument No. **05 2503563** in book —, page— and of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **12/29/2022 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: **\$ 609,550.22** **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: **1212 SIERRA View Dr, Glendora, CA 91740-4049** A.P.N.: **8661-006-010** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will

be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$ 609,550.22**. **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

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APN: 8712-037-001 Order: 05946350 TS-220806 Loan: M0037 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/02/2021 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. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed

of Trust executed by Duoduo Hong, a single woman Recorded on 11/09/2021 as Instrument No. 20211671051, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 8/16/2022 as Instrument No. 20220818676 of said Official Records, WILL SELL on 12/08/2022 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is proposed to be: 1210 N. Country Hollow Dr., Walnut, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$200,708.22 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **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. 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If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website https://www.altisource.com/loginpage.aspx using the file number assigned to this case **2022-01040-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: November 8, 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 on November 18 and 25 and December 2, 2022

T.S. No.: **2020-00311-CA A.P.N.:8661-006-010** Property Address: **1212 SIERRA View Dr, Glendora, CA 91740-4049**

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. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/10/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** Trustor: **MARILYN E SCHREIBER, AN UNMARRIED WOMAN** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **10/18/2005** as Instrument No. **05 2503563** in book —, page— and of Official Records in the office of the Recorder of **Los Angeles** County, California, Date of Sale: **12/29/2022 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: **\$ 609,550.22** **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: **1212 SIERRA View Dr, Glendora, CA 91740-4049** A.P.N.: **8661-006-010** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will

be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$ 609,550.22**. **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

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of Trust executed by Duoduo Hong, a single woman Recorded on 11/09/2021 as Instrument No. 20211671051, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 8/16/2022 as Instrument No. 20220818676 of said Official Records, WILL SELL on 12/08/2022 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is proposed to be: 1210 N. Country Hollow Dr., Walnut, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$200,708.22 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. **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 **2020-00311-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 **2020-00311-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: November 9, 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 on November 18 and 25 and December 2, 2022

APN: 8712-037-001 Order: 05946350 TS-220806 Loan: M0037 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/02/2021 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. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed

of Trust executed by Duoduo Hong, a single woman Recorded on 11/09/2021 as Instrument No. 20211671051, of Official records in the office of the County Recorder of Los Angeles County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 8/16/2022 as Instrument No. 20220818676 of said Official Records, WILL SELL on 12/08/2022 Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is proposed to be: 1210 N. Country Hollow Dr., Walnut, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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: \$200,708.22 (estimated). In addition to cash, the Trustee will accept a cashier's check drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee

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Saturday, December 3

HOURS
8 a.m. to 2 p.m.

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Claremont, 91711**



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Colorful materials, high-quality fabrics, and patterned textiles Vintage rattan Pappasan chairs that swivel and rock and peacock style dining chairs. Damchiya or Dowry heavily carved chest. Cases of vintage costume jewelry. Ladies clothing and accessories. Please see the pictures and viewing in landscape position on your cell phone is recommended.

<https://www.estatesales.net/CA/Claremont/91711/3496584>

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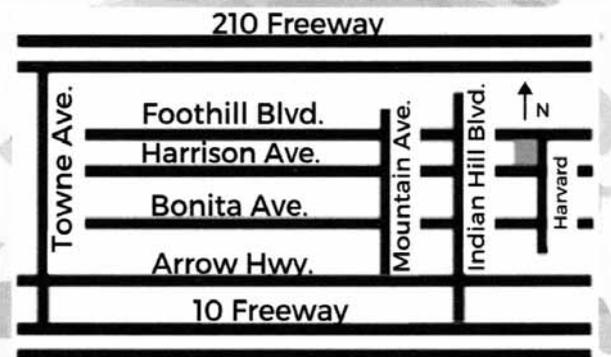
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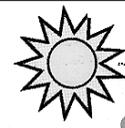
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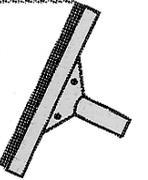
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T.S. No. 22001076-1 CAAPN: 8669-020-099 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/02/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for

the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: BETTINA CHICOTÉ, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND MANUEL LIM, AN UNMARRIED MAN, AS JOINT TENANTS Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 10/05/2018, as Instrument No. 20181018605 of Official Records of Los Angeles County, California. Date of Sale: 12/15/2022 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 and other charges: \$693,050.74 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 1050 NEWBERRY LANE CLAREMONT, CA 91711 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 8669-020-099 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location

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

2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this Internet Web site www.auction.com using the file number assigned to this case 22001076-1 CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916 or visit this Internet Web site

https://tracker.auction.com/sb1079 using the file number assigned to this case 22001076-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 11/18/2022 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450, Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 or www.auction.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 35862 Pub Dates 11/25, 12/02, 12/09/2022




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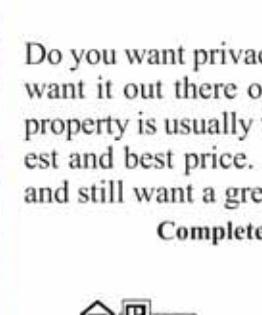
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OPEN HOUSE DIRECTORY



— **Saturday, December 3** —

1 - 3 p.m. / **425 Champlain Drive, Claremont** / Linda Worhach, Re/Max Galaxy

— **Sunday, December 4** —

1 - 3 p.m. / **874 Butte Street, Claremont** / Ryan Zimmerman, Wheeler Steffen Sotheby's International Realty

1 - 4 p.m. / **415 Notre Dame Road, Claremont** / Geoff Hamill, Wheeler Steffen Sotheby's International Realty

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 960 E. Bonita Ave., #25, Pomona - \$400,000
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sending us an important file he had on our house from many years ago— even as we were on the phone asking for it! We look forward to working with Geoff again in the future. AAA+."

"I cannot say enough positive things about Geoff Hamill. Moving is a stressful process, but Geoff made everything so much easier with our Claremont Village home! He listened to our needs, was patient, honest, and always very professional. He responded to all of our calls and emails promptly, and answered all of our questions thoroughly. His knowledge of real estate and the Claremont area were very apparent."

"If you are buying or selling a home in Claremont, you need to be working with Geoff. Period. There is nobody who can come close to matching his knowledge and expertise about the area. Both of my parents have hired Geoff and raved about their experience with both buying and selling with him. My fiance and I have been looking to move back to Claremont for some time, and we found a home that we absolutely fell in love with. Get in touch with him today!"

"Geoff has worked with our family over the years. He is always highly professional. His knowledge of Claremont real estate is encyclopedic. He always goes the extra mile, including keeping and sending us an important file he had on our house from many years ago— even as we were on the phone asking for it! We look forward to working with Geoff again in the future. AAA+."

— **Brian Bobo**

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