

## Welcome to Claremont, mostly The Rave Box clothing store set to open in Village

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The Rave Box owners Janelle Huerta and Steve Morales inside their new clothing store at 141 Harvard Ave. on Monday. The city denied a business license appeal from some local merchants, and the store is set to open Saturday, March 18. Courier photo/Peter Weinberger

### Baldy Road sees effects of rain

Heavy rains contributed to debris falling on Baldy Road Wednesday afternoon. Courier photo/Peter Weinberger



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Sierra Vista High School girls flag football Assistant Coach Guillermo Langarica talks to the team last season. Head coach Luis Verduzco is on the right. Photo/courtesy of the Los Angeles Rams



Live original music's death rattle in Claremont? ► PAGE 2



# Live original music's death rattle in Claremont?



## Going There

by Mick Rhodes

The slow but steady death of live original music in the Claremont area sustained two massive body blows this week, leaving one to wonder if the art form might just vanish entirely from the 91711.

First, the inevitable: surprising no one, The Press, closed since March 2020, is for sale at the eye-popping price of \$2.5 million.

The second gut punch was even worse. Last Name Brewing will host its final live performance in the spacious room adjacent to the Upland brewery on Saturday, March 25.

The Press was already considered dead and gone by most local musicians and music fans. But Last Name? Since booker, producer, sound engineer, livestream guru and all around musical octopus Solid Ray Woods took over at LNB about two years ago, the venue had been on an ever upward trajectory with better sound, lighting, and acts. Just last month a wonderful tribute to George Harrison brought out an impressive array of notable young and not so young musicians and songwriters, and was by all accounts an artistic and sonic success.

But the word from on high is the art and commerce could simply not link up at Last Name. The expense of keeping the massive warehouse space open was in the end too much, and the receipts from beer and LNB merch sale from music fans wasn't cutting it. Something had to give, and unfortunately for us fans, it was music.

For those keeping score, The Press, Last Name Brewing, The Hip Kitty, and the Black Watch Pub have all gone to the live music graveyard over the past few years. (The Black Watch is of course still open, and in fact recently celebrated its 40th anniversary, but live music has been off the menu since 2018.)

All this carnage on top of David Lindley's March 3 death is just demoralizing from both a musician's and music fan's perspective.

There remain a few venues booking mostly acoustic singles, duos and trios, including Walter's (occasional-ly), the Back Abbey, and Union on Yale. But these are

populated almost exclusively cover acts.

Thankfully, the Folk Music Center continues to book interesting mostly regional and national acoustic acts.

The Hi Brow in Pomona does book original electric music occasionally, but it's a less than ideal gig, with no stage, no sound, and no lights. In other words, bands are required to bring in everything, which is a big ask for meager pay.

Claremont's city-sponsored Friday Nights Live books a smattering of original acts in the spring-late summer months, but it's mostly cover bands, and pay is bad there as well.

Larger venues the Fox and the Glass House in Pomona are sporadically active, but we're talking about touring acts and significant cover charges at those spots. They're both great, and I am grateful they exist (I've seen everyone from Neil Young to Lucinda Williams there over the years), but neither is a booking option for most local songwriters.

Up until March 2020, The Press was a beloved home to so many locals, as well songwriters and performers, myself included. Opened in 1997, the noisy, bustling bar/restaurant/venue played host primarily to local acts, but also the occasional regional or national musicians. Its fate had been up in the air for a time. I had been checking in regularly with owner Steve Rudicel from the outset of the pandemic, and as Covid restrictions eased in 2021 he had hoped to reopen. But in early 2022 he stopped returning my texts, and the optimism I once felt for the possibility of resurrection began to wane.

It's no surprise The Press is gone. But still, it hurts. The finality is especially disheartening considering its cruel timing, coinciding with the announcement of the demise of Last Name Brewing's live music juggernaut.

Last Name impresario Woods was even more disappointed than I when we spoke late last week. He'd spent the previous two years making single-handed improvements to LNB's sound, lighting and staging. At one point there was talk at LNB of turning the large room into a legitimate venue for touring acts, and his recent upgrades seemed to be moving that prospect closer to reality. Now though, all that sweat and psychic energy seems to have been for naught, and Woods is contemplating his next move. He may land at another local brewery, bar, or other venue, any of which would be very lucky to have him.

Us songwriters are left with nary a local venue for regular work. There are other breweries in the area that feature live music, including Old Stump in La Verne, but

they book cover and tribute acts exclusively.

How did we get here? There was a time when live original music was cooking every weekend in Claremont and the surrounding areas. One could play Friday at the Green Door (RIP many years ago!), Saturday at the Black Watch, and Sunday afternoon at the Hi Brow. There were bookings to be had at the Claremont Colleges as well. With the advent of DJ culture, the rise of tribute acts, and general distaste among aging live music fans for anything other than their favorite songs from their high school years, songwriters have slowly been edged toward the door.



The beloved restaurant, bar and music venue The Press went on sale this month for a cool \$2.5 million. Courier photo/Peter Weinberger

I've long wondered why Claremont has continued to tout its bona fides as an art-centric community. Yes, visual art still enjoys strong support. Fancy folks will pay \$\$\$ for dinner and easy listening music at oodles of fundraisers. The Claremont Colleges continue to bring us all manner of wonderful classical symphony orchestra and band concerts, mostly for free. But for us long-suffering rock, country, punk, and pop songwriters and musicians, it's slim pickins'.

I've written about this before and had pushback from folks defending the city's support of the arts, but there's no denying the overall climate is poor for songwriters and musicians in my circle.

Last Name Brewing abandoning the live music ship and The Press selling off the last legitimate live rock music spot in town could be the end of it all, I don't know. I do know both events are profoundly sad for us music creators.

My hope is something new springs up and fills the vacuum. Anybody have \$2.5 million laying around?

## CITY NEWS

# Claremont School of Theology eyes move to Los Angeles

by Mick Rhodes

editor@claremont-courier.com

Claremont School of Theology announced Tuesday it will likely be relocating to Los Angeles over the summer.

The school, which has been in Claremont since 1957, is awaiting on final approval for its move to Westwood United Methodist Church, 10497 Wilshire Blvd., Los Angeles.

The institute will remain Claremont School of Theology despite its new location and continue to offer all current degree programs. The move is in a final review and affirmation process with the Western Association of Schools and Colleges Senior College and University Commission, CST said.

The proposed move would cap a decade-long battle with The Claremont Colleges stemming from a 1957 land agreement that set the price for any future sale of the property and gave TCC the right of first refusal on



Claremont School of Theology will continue to keep its name and offer all current degree programs despite moving to a new location. Courier photo/Steven Felschundneff

any potential future transaction. The Claremont School of Theology contended subsequent state law meant the then 60-year-old agreement was no longer

binding. Los Angeles Superior Court Judge Peter A. Hernandez disagreed however, and on January 7, 2022 affirmed its legality. The parties are now in arbitration, with a decision expected later this year.

"There has been a sea change in theological education the last two decades, and the Covid pandemic has confirmed for us that we do not need a 16-acre campus to teach and train our future leaders," CST President Jeffrey Kuan said in a statement. "Yes, leaving our large Claremont campus will be difficult, but it has become a burden for our future success."

Prior to 1957 CST was located at the then Methodist-affiliated University of Southern California.

School officials are working with apartment property managers and landlords surrounding Westwood to identify affordable housing options that the school will subsidize for CST students currently living on campus. CST will also pay moving costs.

For more details visit [cst.edu](http://cst.edu).

# Appeal of proposed Village clothing store is denied

by Steven Felschundneff  
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An attempt to prevent a new Village clothing store from opening was rejected Monday when an appeal of The Rave Box's business license was denied by the city. Barring a further appeal, the shop is scheduled to open at 1 p.m. Saturday.

A handful of local merchants filed the appeal citing concerns that the clothing store was an adult business and did not fit with the character of the Village. In addition, its location at 141 Harvard Ave., adjacent to a toy store and the public library, was cited as being too close to where children congregate.

The Rave Box offers a wide range of clothing and accessories, including bikinis and sheer outerwear, for fans of electronic dance music to wear at concerts and festivals. The owners maintain they do not operate an adult store, and are clothing merchants like others already operating in the Village.

The appellants cite city code which states employees and customers of adult businesses must be fully clothed, and prohibits "exposure of the human male or female genitals, pubic area or buttocks with less than a fully opaque coverage, the female breast with less than a fully opaque coverage over any part of the nipple or areola, and/or the covered male genitals in a discernibly turgid state."

The appeal was denied by Assistant to the City Manager Katie Wand, who was acting as the hearing officer. However, the drama may not be over because for 10 days following Wand's decision, it can be appealed to directly to the City Council.

On March 1, Jolene Gonzales of Bert & Rocky's Cream Co., Yvette Duchardin-Hart of Bunny Gunnar, Janell Henry of Claremont Village Eatery, Elizabeth Carr of Studio C and Marodeen Ebrahimzadeh, of the Square I Gallery and Artist Trait Framing, filed the appeal under the allegation that it was an "adult business," which is prohibited in the Village and that it did not "preserve and enhance" the character of the urban Village business district.

"After viewing the Instagram page for The Rave Box, the proposed adult-oriented clothing store who is subject of this appeal, it is part of the company culture to encourage employees to dress in sheer clothing, with their breasts and buttocks at varying levels of exposure. Sometimes body parts are covered by sheer fabric sometimes skirts are sheer but are also so short that their buttocks are fully exposed," according to the appeal.

"I was not presented with any evidence suggesting that it is part of The Rave Box's 'company culture to encourage employees to dress in sheer clothing with their breasts and buttocks at varying levels of exposure' as suggested by the appellant," Wand said in denying the appeal. She also stated that even though some revealing outfits were available for sale, there was no evidence that people wore them in the store other than in private changing



The Rave Box owner Janelle Huerta talks about their plans for their new clothing store on Harvard Avenue in Claremont. Courier photos/Peter Weinberger

rooms.

According to her report, Wand was appalled by some comments from The Rave Box's roughly 250,000 followers on social media, who have reportedly inundated the appellants with threats over the past week.

"I do not believe that the comments were justified or appropriate in any way,"

them because they are young Hispanics.

"We feel that we are being attacked for no reason," Morales said. "We just had a baby at Christmas time and shut [their former Upland location] down on New Year's, so we are going on three months with no income. And this is our business, so it's really not only affecting our customers, it's affecting us in our personal

Followers of The Rave Box were not the only ones making incendiary comments.

During public comment at the February 28 Claremont City Council meeting, two of the appellants cited some of the reasoning behind their opposition to The Rave Box.

"We have worked hard to make a family-safe and family-friendly environment in the Village," Duchardin-Hart, owner of Bunny Gunnar gallery said. She listed the many events held in the Village including Art Walk, Halloween and the farmers market and said those events represent community building.

"What is not community building is the element that The Rave Box caters to," Duchardin-Hart said. "Claremont just arrested 16 people in a prostitution sting on January 30th on Indian Hill and the 10 Freeway. Now we want to offer a retail environment to clothe the prostitutes? If this is the case, why not invite their neighbors to open up stores in the Village? Their neighbors such as the adult store, the topless bar, the tattoo parlor. Where do we draw the line? The Rave Box hasn't even opened up yet and have already they started talking ill toward the Claremont community. Claiming discrimination because they are Hispanic. Referring to some of the people on City Council as 'Karens.'"

Julianna Robinson, a local college student who attends raves, disagreed.

"I just want to point out it's not a store for adult business, it's a store for people who go to raves which are big festivals [where people] express their identity and their happiness. It's a place with community and a sense of value. And I appreciate the Claremont Council for giving this store an opportunity," Robinson said.

Courier editor Mick Rhodes contributed to this report.



A sampling of the items for sale at new Village clothing store The Rave Box.

Wand said. "And, although it may be somewhat disappointing that The Rave Box did not take a stand against these personal threats and hateful comments that defy their mantra of 'peace, love, unity and respect,' I do not believe their right to operate a clothing business can be denied on this basis."

The owners of The Rave Box, Janelle Huerta, 33, and Steve Morales, 28, take exception to the label that the business is an adult store and accuse the people behind the appeal of discriminating against

life."

The Rave Box had been operating out of a storefront in Upland until a flood forced them to relocate to a temporary space which proved to be problematic due, ironically, to problems associated with adult stores in the same shopping complex.

"We are absolutely not a sex shop nor do we sell any sex toys or post any sexual acts inside our shop. We are a normal business that sells clothing for people who attend music festivals and raves and concerts!" Huerta posted on social media.

# New motel ordinance set to become law

by Steven Felschundneff  
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Following months of planning, and years of residents pleading for action, a new set of rules aimed at curbing the seemingly entrenched problem of sex work and criminal activity at Claremont's freeway motels is set to become law.

By a 5-0 vote Tuesday night, the Claremont City Council approved a new ordinance that proprietors of all motels and hotels must abide by if they wish to continue operating in the city. The vote creates a new chapter in the city's municipal code, replacing the old motel ordinance. The new law could go into effect as soon as April 28.

Reevaluating the motel ordinance was identified as a goal during the Claremont City Council's January 2022 priorities workshop.

"During the Workshop, many residents expressed concern regarding frequent criminal activity occurring in and around motels located near the I-10 Freeway, including prostitution and human trafficking," read a staff report from Katie Wand, assistant to the city manager. "The Police Department has also seen a rise in narcotic sales, gang activity, and violent crimes against persons in and around these motels."



Motel 6 on Indian Hill Boulevard in Claremont pictured in December 2022. Courier photo/Steven Felschundneff

There are several provisions of the new ordinance:

- Prospective guests would have to present valid government identification and a credit or debit card before checking in. An employee would then visually verify the card belongs to the guest and make a scan of the card. A credit card verification would still be required even if the guest pays for the room with cash.
- To maintain sanitation, management must have a daily cleaning schedule that

includes removing trash from the room. The planning commission added the rule that linens should be changed every three days even if a guest does not vacate the room. Linens and towels would also be replaced when occupancy turns over.

- The hotels and motels will also have to maintain a register with detailed guest information and keep those files for four years, and must allow city officials to inspect the records.

- Management would be required to issue parking permits that must be displayed on the dashboard of the guest's car. Visitors would also have to obtain parking permits.

- Common areas including parking lots and hallways must be monitored with closed circuit television cameras that have the ability to record. The recordings would need to be retained for 90 days and be available for inspection.

- No one can stay in the same room for 30 consecutive days, or 60 days in a 180-day period. Minimum stay would be 18 hours for motels and overnight for hotels.

With the understanding that each motel or hotel will have its own business model, the ordinance leaves the door open for managers to receive a variance from certain rules using the conditional use permit process. Only select provisions in the code could be avoided through this process,

such as the minimum and maximum stay limits. Other rules, including the credit card requirement and guest register, are not subject to modification by owners.

The ordinance will have a second reading during the March 28 City Council meeting and will go into effect 30 days later. Once it becomes law, motel operators will have 90 days to adopt the new policies, with the exception of the rules that require physical alteration of the property itself, for which they will have a year to comply.

The council made few changes to the hotel and motel ordinance approved by the planning commission last month, opting to trust the document that resulted from hours of commission, committee and staff work. It did choose to expedite the conditional use permit process, which is part of the new rules, and instructed city staff to charge a flat fee of \$1,250 to process CUP applications. Typically the city collects a \$2,500 deposit to process a conditional use permit and commonly exceeds that amount in staff time alone, resulting in the applicant having to come up with additional funds. As such, the flat fee offered to the hotel and motel operators is a sizable subsidy from the city, according to City Manager Adam Pirrie.

Most notably, the council opted to remove language from the ordinance that stated calls to the police initiated by the motel operators themselves, would "generally" not be used against that motel when evaluating whether the establishment was a nuisance.

That provision had been added by city staff as a way to encourage motel operators to report crime, effectively countering the concern that doing so might somehow get them into hot water with code enforcement.

A number of commenters disagreed, including police commissioner Caleb Mason, who argued that the call for service data was precisely how the city would identify the motels that remain problematic. In removing the passage, the council directed city staff and the police to engage in an ongoing conversation with the motel operators so they understood the importance of letting the police know when crime occurs on their property.

## Outdoor watering restrictions eased, surcharges suspended

by Steven Felschundneff  
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For those of you wondering if it's ever going to stop raining, Claremont's water provider has a message: When the rain does end you can water the lawn twice per week.

Golden State Water Company announced Tuesday that due to the Metropolitan Water District of Southern California's recent decision to lift the local water emergency for agencies dependent on the State Water Project, residents are no longer bound to the one-day-per-week watering schedule imposed last spring.

"In response to increasing water allocations from the State's water system and MWD's decision to lift emergency water restrictions, effective April 1st Golden State Water Company's Claremont customers can increase outdoor watering from one day a week to two days a week," said Ben Lewis, general manager, Golden State Water's Foothill District. "Even as drought conditions evolve, our community must continue to use water responsibly and take advantage of conservation rebates and programs that help improve water-use efficiency. Ongoing drought conditions have made conservation a way of life in Cal-

ifornia."

The best news in its announcement? Beginning April 1, drought surcharges will also be suspended.

Under the new plan, residents with even-numbered addresses can water Monday and Thursday, while those with odd numbers can do so Tuesday and Friday. Residents are asked to water between 5 p.m. and 9 a.m. and limit the duration to eight minutes per station.

The restrictions apply to watering of decorative grass. Hand watering and drip systems can run any day of the week but must observe the same 5 p.m. and 9 a.m. hours.

The news may bring an eye roll, or worse, from winter weary residents, but the cautious approach to reversing conservation measures is based on the total water outlook and not just the record breaking snowpack in the Sierra Nevada. Metropolitan Water District officials cautioned earlier in the year that deepening drought conditions affecting the Colorado River could result in another year of rationing.

Because Southern California depends on the Colorado for 20% of its water, even a full restoration of its allocation from the State Water Project could leave the region short as the summer months approach.

## Longtime resident and former mayor Sandy Baldonado has died

Former mayor and family law attorney Sandy Baldonado has died, according to the City of Claremont.

Baldonado served on the City Council from 1999 to 2007 and as mayor from 2004 to 2006. She was a board member of the Three Valleys Municipal Water District and a strong supporter of the arts including assisting with the formation of the Claremont Lewis Museum of Art.

A full account of her life will appear in a future edition of the Courier.



**POLICE BLOTTER**By Steven Felschundneff  
steven@claremont-courier.com**Tuesday, February 28**

According to the Claremont Police Department, sometime on Tuesday, Claremont resident Dr. Jia Mao, 38, left several voicemails on a victim's phone during which she allegedly threatened to have someone kill the victim. Police were able to identify Dr. Mao and arrested her on Friday, March 3. Based on her behavior while in custody she was taken for an evaluation. She later posted bond and has a court date Friday. Police said the Los Angeles County District Attorney is due to announce this week the charges Dr. Mao will face.

**Sunday, March 5**

At 3:05 p.m. Claremont police responded to Monte Vista Avenue adjacent to the city yard regarding a traffic collision. Police said that a car driven by Alta Loma resident Jessica Hernandez, 28, was traveling north on Monte Vista when it rear-ended another vehicle. While questioning Hernandez police said she displayed signs of being intoxicated. She was given a field sobriety test and arrested for DUI. She was then transported to the Claremont jail, booked, and held for detoxification. Hernandez was later released with a notice to appear at Pomona Superior Court.

**Tuesday, March 6**

Police received a 911 call at 12:29 a.m. about a female who was bleeding from her head at Bonita Terrace Apartments in the 600 block of Bonita Avenue. Police ques-

tioned the woman and she said she did not know why she was bleeding. The Los Angeles County Fire Department arrived to treat her injuries, after which she allegedly told the police that she had been in a verbal argument with her boyfriend, a 43-year-old Claremont man. During the investigation police determined that her boyfriend had caused the injuries. Officers located the man in a car in the parking lot at the apartment complex and arrested him for felony domestic violence. He was taken to the Claremont jail where he was booked and held for court.

**Wednesday, March 8**

Police were called at 9:26 p.m. to a home in the 100 block of E. American Avenue regarding a family disturbance. Officers contacted a 50-year-old Claremont man and said he appeared to be very drunk. Police said the man got into an altercation with his six-year-old grandson and assaulted his daughter in front of the boy when she stepped in to protect her son. The man was arrested on misdemeanor charges of battery and child abuse. He was transported to the CPD jail held for detoxification and later released with a citation to appear in court.

**Friday, March 10**

A person at Eureka Burger, 580 W. First Street, called police at 3:28 p.m. about a patron who was refusing to leave. When police arrived they encountered Pomona resident Thomas Edwards, 68, and said he appeared to be quite intoxicated. A records check revealed he also had a no-bail warrant in San Bernardino County. He was arrested for misdemeanor public intoxication, held for detoxification and later transferred to West Valley Detention Cen-

ter in Rancho Cucamonga on the felony warrant.

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A solo vehicle traffic collision at 760 N. Towne Ave. prompted a call to police at 6:54 p.m. When officers arrived they reportedly saw a car that had collided with a pole, and Nathan Nociar, 55, of Claremont, close by. During questioning police said Nociar appeared to be intoxicated. Officers conducted field sobriety tests and arrested him for DUI. He was transported to the CPD jail, booked, held for detoxification, and later released with a citation.

Police received a call at 10:19 p.m. about two cars speeding on the top level of the city's parking structure in the 400 block of W. First Street. Police conducted a traffic stop on Pomona resident Danny Gutierrez, 20, and said he appeared to be drunk. Police allege there were multiple open containers of alcohol in his car, and after a field sobriety test, determined that Gutierrez was intoxicated. They also located a handgun with a missing or obscured serial number, referred to as a "ghost gun." Gutierrez was arrested for misdemeanor DUI and carrying a concealed ghost gun, a felony. His passenger, Pomona resident Sergio Maytorena, 28 was arrested on an outstanding misdemeanor warrant. A third passenger, Allan Diaz, 21, was cited for having an open container and released at the scene. Gutierrez and Maytorena were arrested, taken to the CPD jail and later released with citations.

At 10:24 p.m. police received a 911 call about a car with apparent collision damage stopped in front of a house in the 800

block of Huron Drive. When police arrived they encountered Fontana resident Karina Donaldson, 27, standing beside the vehicle. During questioning they suspected she was intoxicated. She then took field sobriety tests, which police said showed she was driving under the influence. She was arrested for misdemeanor DUI and transported to the CPD jail. While in the cell Donaldson allegedly damaged one of the jail phones and a misdemeanor vandalism charge was added. She was held for detoxification and later released with a citation.

A man called police at 12:47 p.m. to report that someone had stolen the catalytic converter from the Toyota Prius parked in the driveway of his home in the 200 block of Alfred Drive. He reportedly had been gone for a week, and when he returned and attempted to start the vehicle it was very loud. Police have no suspect information.

**Wednesday, March 15**

The man police arrested on February 26 for felony DUI causing injury has now been rearrested for vehicular manslaughter following the death of his female passenger. On Wednesday morning Claremont police traveled to the Riverside home of Jerson Coronado Mauricio, 25, and took him into custody on the manslaughter charge. The woman was injured when Coronado Mauricio allegedly lost control of his car while attempting to get on the 10 Freeway and collided with a pole. Coronado Mauricio told police at the scene that another car was involved but that now appears to be false, police say. Coronado Mauricio was being held on \$100,000 bail as of Wednesday.

## CITY NEWS

**CUSD special election set for July 25**by Mick Rhodes  
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The special election to fill the vacant seat on Claremont Unified School District's Board of Education will take place Tuesday, July 25.

The election, which will cost CUSD an estimated \$273,000, was triggered by just 99 Trustee Area 4 voters through a petition spearheaded by Joshua Rogers.

Thus far, the only candidate who has stepped forward is Alex McDonald, a physician and educator.

"I am preparing now to run a serious campaign by meeting with residents of Trustee Area 4 as well as other citywide residents to learn about issues that concern them," McDonald told the board of education in February.

The seeds for the special election were sown when former CUSD Board of Education President Steven Llanusa resigned under pressure on December 10, 2022 after

public and board outcry stemming from alleged impropriety at a holiday party at his Claraboya home a week prior.

The board appointed former member Hilary LaConte on January 18. A petition drive to force the district to instead hold an election, spearheaded by Rogers, began gathering steam shortly thereafter.

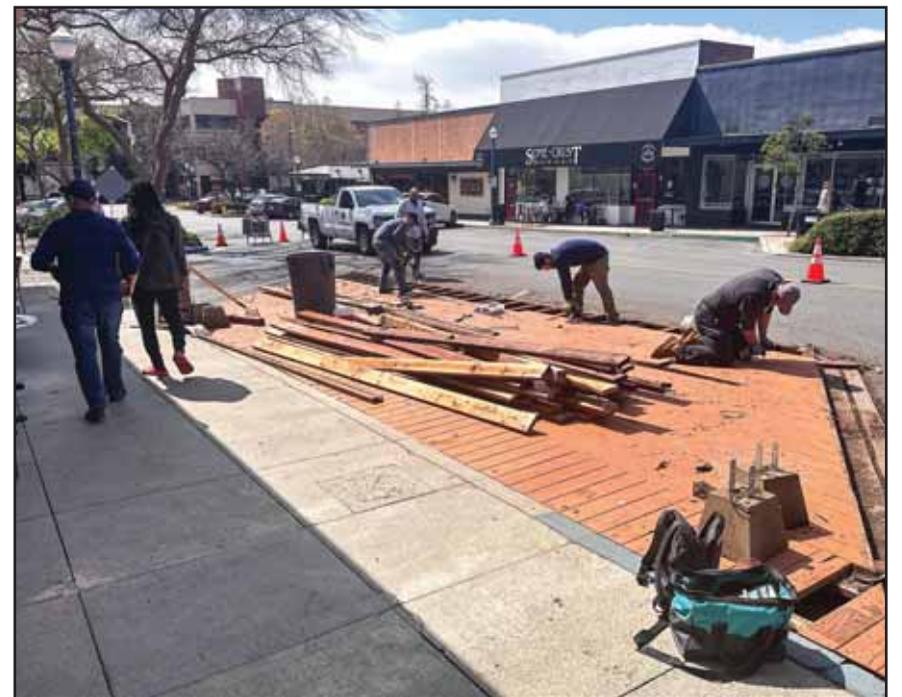
On February 9, the Los Angeles County District Attorney's Office filed charges against Llanusa and two other people in connection with the party. Llanusa, 62, was charged with two counts of contributing to the delinquency of a minor and a single count of providing alcohol to a minor under 21.

Finally, on March 1 the Los Angeles Department of Education notified CUSD that the petition had 102 valid signatures, three more than the required 99, immediately ending LaConte's board appointment and compelling the special election.

Llanusa and the other two defendants are due to be arraigned in Pomona Superior Court on Thursday, March 30.

**Village restaurants remove parklets**

Workers this week began dismantling Covid-era parklets in the Village. The City Council's recent vote to end the parklet program gave Village restaurants, including Aruffo's Italian Cuisine on Yale Avenue, pictured here, 14 days to comply. Courier photo/Peter Weinberger

**Claremont Courier Inc.**

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### Tree removal proposal warrants additional consideration

Dear editor:

While I appreciate the city's commitment to a healthy urban forest — the scale of the community services' proposal to remove over 1,000+ trees based on species alone, warrants additional assessment and consideration. These are some of Claremont's largest and most neighborhood defining trees.

Using a level one assessment to determine risk is not a best practice to warrant removal — at least a level two or what is deemed a basic tree risk assessment is a more common practice. Some cities even opt for a level three assessment for high value/mature street trees.

As a reminder, our trees provide these services. They:

- Reduce urban heat island effect, save energy and reduce cooling costs by shading pavement and buildings.
- Sink carbon and combat climate change.
- Reduce storm water flooding and pollution by slowing down and capturing rainwater.
- Increase public health by improving air quality and mental well-being.
- Increase property values and stimulate business by beautifying our city.
- Increase wildlife habitat by providing shelter, food and nesting sites for the birds and other animals that also call Claremont home.

I am an arborist and I can tell you, like doctors, all arborists are not all equal in

## READERS' COMMENTS

their ability to diagnose disease, assess risk, and prescribe best mitigation options. Given the gravity of what is proposed, the expert opinion of a non-biased urban forest specialist is warranted here.

The Claremont Community Services Department should proceed with the utmost care when it comes to our city's urban forest, and we should all insist that not even one tree is removed without due cause.

**Drew Ready  
Claremont**

### Leano should be more transparent here and elsewhere

Dear editor:

This is an open letter to Jed Leano:

I am hoping that your tenure on the Claremont City Council will serve as a reminder to push for transparency wherever you might land. I was alarmed by the duplicitous nature of our conversations about Larkin Place over the last year and a-half. You offered that the community could have greater input if we asked to not allow the easement on the building. At the council meeting regarding the easement, you then not only voted for this but argued until nearly 2 a.m. as to why we should seek an easement. Your haste may now

also lead to legal bills from a lawsuit from the state due to this lack of foresight.

I approached you out of concern that the keys were given away to Larkin Place without asking for more for our most vulnerable. I hope that you have not had issues with mental health or drug addiction in your family. It is heartbreaking for those of us that do. The documents provided by Jamboree outline a skeleton crew of two full-time onsite and two part-time employees at Larkin Place. This is not enough help. As board chair of the San Gabriel Valley Regional Housing Trust and a chair of Tri-City Mental Health's Governing Board you are aware of this.

It would serve both you and those you represent for you to be transparent and forthcoming both on stage and in conversations with your constituents. So many voices were unheard, and not invited to the table for input. Shame that the opportunity for input did not exist except for a brief window to the community that was then recovering from a devastating windstorm during the scant period that this project was before the council. Please be more mindful as you eye higher office.

**Dennis Callaci  
Claremont**

### Gabby Giffords does not support your civil rights

Dear editor:

I am truly happy for Gabby Giffords' recovery. No one should have to go through that. However, as a lobbyist, she does not support your civil rights and

continued on next page

## ADVENTURES IN HAIKU

*Don't curse the rain god  
She nourishes us, the earth  
We prayed for the rain*

— Rita Gonzales Levine

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



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## Myrlie Evers-Williams 90th Birthday Tribute: Celebrating a Legacy of Leadership



Pomona College invites you to celebrate civil rights icon and local community member Myrlie Evers-Williams '68 in a tribute to her accomplishments and leadership at this special event in honor of her 90th birthday. Guests are invited to view items from her archival collection, recently donated to her alma mater, before the tribute presentation.

Bridges Auditorium | 450 N. College Way | Claremont, CA  
Wednesday, March 22, 2023, 5 – 7pm



[pomona.edu/myrlie-evers-williams-tribute](http://pomona.edu/myrlie-evers-williams-tribute)

*This event is free and open to the public, but tickets are required.*

# Collision course on US debt ceiling?



## MONEY AND INVESTING

by DONALD GOULD

For weeks, the news media has been warning of an impending crisis if the two houses of Congress and the president are unable to reach agreement on raising the debt ceiling. Let's look at what's going on here and whether you should be losing sleep.

In this century, the United States has run a budget surplus exactly once, in 2001. More typically, we run an annual deficit, meaning the federal government spends more than it collects in taxes. During the pandemic years of 2020 and 2021, the deficit averaged nearly \$3 trillion per year due to massive government stimulus, before dropping to \$1.4 trillion last year. The government borrows to cover these annual shortfalls, issuing U.S. Treasury securities (bonds, notes, and bills) that range in maturity from just a few weeks to as long as 30 years.

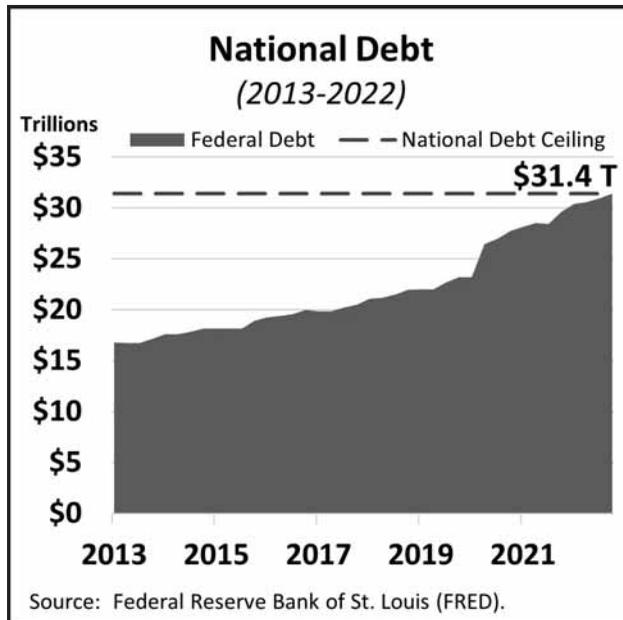
The national debt represents the cumulative effect of annual deficits, the total of the government's outstanding borrowings. Existing law limits the national debt to the so-called "ceiling." Once that ceiling is reached, the U.S. government cannot borrow more until the ceiling is raised through legislation. So, as we continue to run deficits, we must periodically raise the ceiling so that the government can continue to meet its obligations, like health care, Social Security, education, social welfare programs, defense, and many other budget items.

On January 19 the U.S. reached its current debt ceiling of \$31.4 trillion. Since that time, the treasury, which pays the government's bills, has used various accounting tricks to continue to meet the government's obligations without technically breaching the ceiling. But that bag of tricks will be empty sometime this summer, when either a debt ceiling increase will be passed or the government will no longer be able to pay all its bills.

The challenge is ultimately political. Any faction that can block passage of a debt ceiling increase can make legislative demands in return for its agreement to support passage. Think of it as a game of political chicken: no one wants a default, and no one wants to blink.

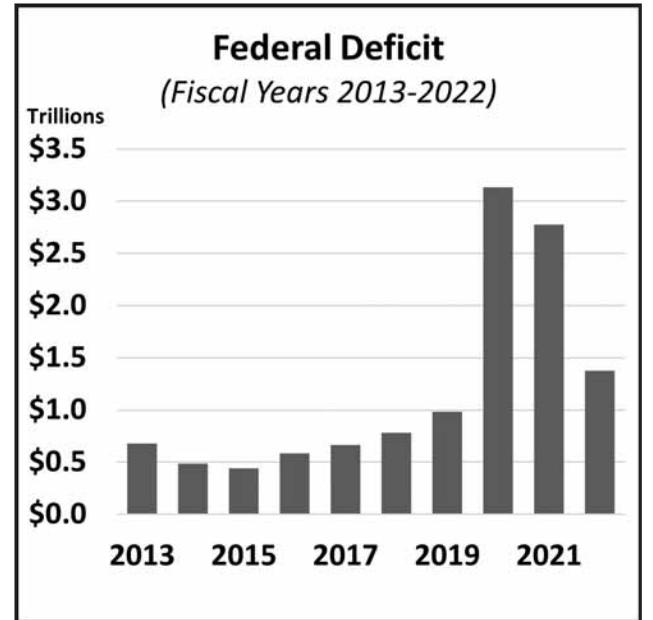
It's safe to say that any U.S. government failure to pay its bills would be hugely disruptive. Just the threat of such an outcome in 2011 led to major volatility in financial markets and the once unimaginable downgrade of the U.S. Treasury's credit rating. We can't say exactly what will happen if the government fails to pay its employees, contractors, recipients of social welfare programs, and/or the interest and principal on U.S. Treasury securities. But we do know it would be ugly.

For that reason, the general view is that a U.S. default is too "unthinkable" to happen. After all political points have been scored with target voters, surely the ceiling



will be raised. The fear, however, is that with increasing political polarization in recent years, the fight over the debt ceiling could escalate beyond what either side wants. Unthinkable does not mean impossible.

I see three possible outcomes; first and perhaps least likely, Washington surprises us and reaches agreement well ahead of the summer deadline, and everyone breathes a sigh of relief. Second, and most likely, the warring factions hold tight past the 11th hour, sending fi-



financial markets and the media into a tizzy for at least a couple days, before finally reaching agreement. Third, the stalemate persists beyond the deadline, the government starts missing some payments, and markets and commerce experience serious disruption.

Should the unthinkable third scenario come to pass, the political pressure on all sides for quick resolution would be immense and probably irresistible, leading to a quick resolution, but not before causing substantial collective trauma and a major hit to America's reputation.

Whatever course this takes, a year from today the debt ceiling clash should be well behind us. With that in mind, my advice is this: prepare yourself mentally for a crescendo of dire warnings over the next few months, and possibly even a real-life panic should we find ourselves in a period of default. But most important, at moments of stress remember that this too shall pass, and probably quickly.

In the meantime, don't make any rash financial moves because someone says the sky is falling. Soon enough, the sky will be back in its usual spot overhead and the national debt will again be setting new records.

Don Gould is president and chief investment officer of Gould Asset Management of Claremont.

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## Letters

continued from page 6

intentionally leaves out important information we all need to make good decisions regarding everyone's personal safety choices.

The actual use of firearms type during a violent assault is less than 8.3% according to the U.S. Department of Justice's National Crime Victimization Survey for 2019, (table 25) which shows 5,813,410 total violent crimes, of which 481,950 involved the use of firearms. Comparing the numbers shows a little less than 8.3% of violent crimes actually involve firearms.

Democrats steeped in liberal anti-civil rights news media can't seem to fathom how wrong their worldview is.

Contrast the 8.3% bad guy use of a firearm with the 500,000-3,000,000 times a year good guys use a gun defensively according to a 2013 study published in the National Academies Press, and most thinking people will understand the lie.

For decades, gun control/anti-civil

rights groups have been molding attitudes and emotions to look past the amount of damage that can be done — to you — in the seconds it takes to commit a violent crime. According to a 2017 National Library of Medicine study, the national average for first responders to show up in an urban setting is 7 minutes. In rural settings the median time increases to more than 14 minutes with nearly one in 10 encounters waiting almost a half hour for the arrival of EMS personnel.

Unless you carry a cop in your back pocket or have a constant armed escort, Ms. Giffords isn't doing you or our nation a favor.

Also, according to Fox News, searching the CDC site for "defensive gun use statistics" is no longer possible because President Biden had them removed at the request of anti-gun groups.

**Leslie Watkins**  
Claremont

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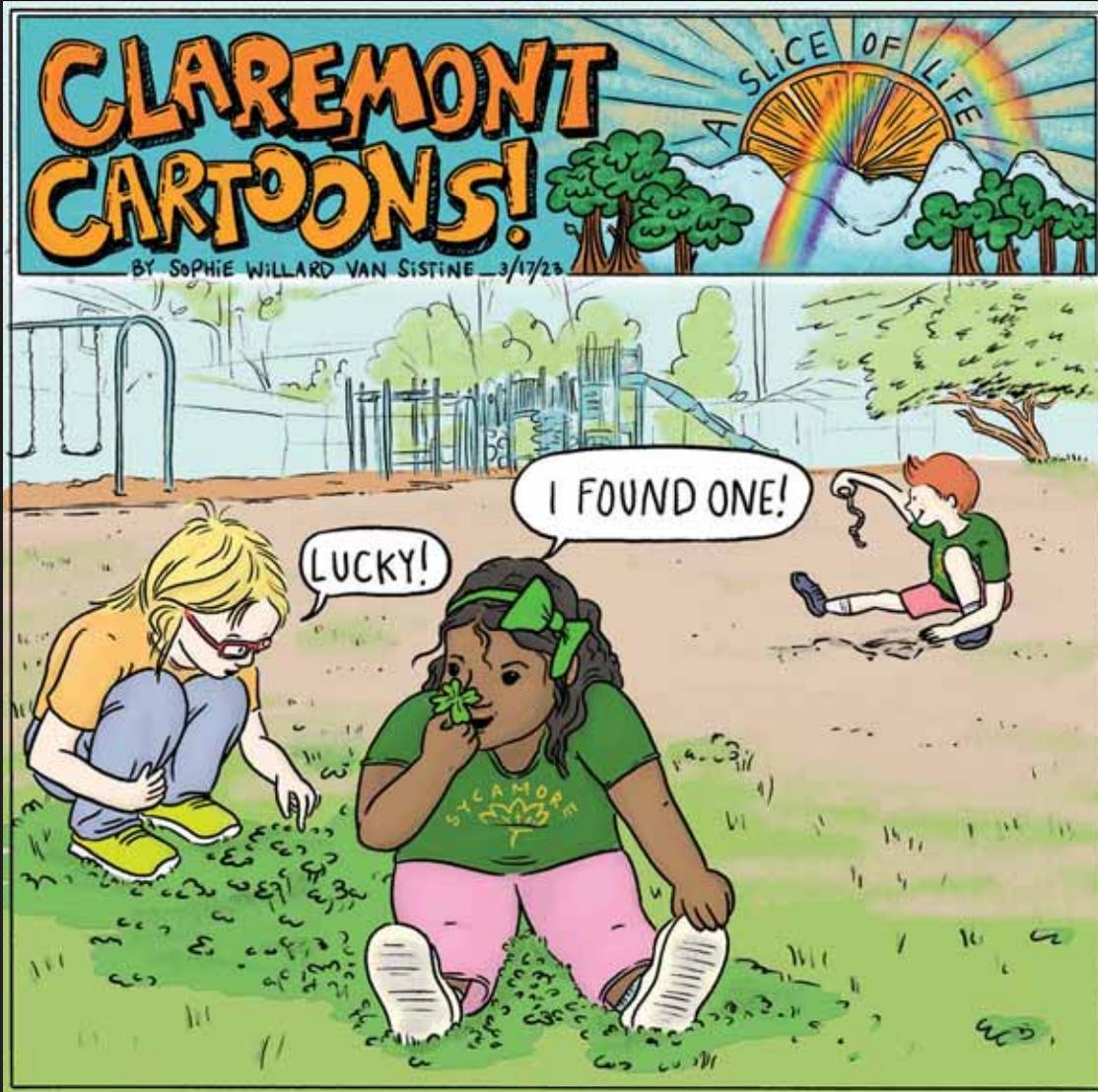
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### Cal Poly Pomona offers free tax assistance

Cal Poly Pomona accounting students and alumni are offering free income tax preparation assistance from Friday, March 17 through Friday, April 14 on campus and at two Pomona locations.

On-campus clinics will be held from 5 to 8 p.m. Friday, March 17, in room 1080 of Building 164, and Friday, April 14 in rooms 1006, 1008 and 1010 of Building 163. Visit [cpp.edu/maps](http://cpp.edu/maps) for a detailed map. In-person and virtual appointments are available. To schedule an appointment, email [yszhao@cpp.edu](mailto:yszhao@cpp.edu) or call (909) 869-2365.

Programs are also held Saturdays, March 18 and 25 and April 1, 8, and 15, at Day One, 100 W. Second St., Pomona, from 10 a.m. to 3 p.m. Appointments can be scheduled through [angelique@go-dayone.org](mailto:angelique@go-dayone.org).

Clinics will also be held at the Pomona Public Library, 625 Garey Ave., March 18 and 25 and April 1, 8, and 15, from 11 a.m. to 4 p.m.

Those using this service need to bring a photo I.D., a social security card for each person listed on the return, and proof of income — W-2s or 1099s if applicable. The deadline to file state and federal taxes has been extended to Monday, October 16, for those residing in Los Angeles, San Bernardino, Riverside and Orange counties.

For more information visit [cpp.edu](http://cpp.edu).

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# Claremont biotech firm wins Technology in Space Prize

by Lisa Butterworth  
Special to the Courier

The co-founders of Machine Bio, a Claremont-based biotechnology startup, have gotten pretty good at innovating radical solutions for their industry here on earth. But soon, their technology will be tested in less-charted territory: space. Machine Bio was recently awarded the Technology in Space Prize, which includes up to \$500,000 in grant funding. It also means their technology, which revolutionizes protein synthesis, will be shuttled off for research in the U.S. National Laboratory aboard the International Space Station.

“We never really saw ourselves as a space company, but looking at the technology and the values it can provide, we really do see benefits there,” said Alex Hilber. Hilber, David Marash, and Naman Shah founded Machine Bio in 2019, when the concept of launching their work out of the atmosphere wasn’t even a twinkle in these innovators’ eyes.

“[Receiving the award] was great validation that this technology, that started off as an idea that we shared, is now something that some of the most impactful institutions actually see as something that can be a difference maker,” said Marash. “Little David, little Alex, little Naman — 20 years ago if you told any of us that our technology’s going to go up to space we’d be like, ‘Whoa, that’s crazy!’ So, it’s just got that inherent cool factor.”

In biotech, especially the pharmaceutical industry, protein is a key product. It can be a drug — antibodies are proteins, insulin is a protein — and it can be used as a tool to develop new types of medicine. It can also be a component of diagnostic tests (Marash references the COVID-19 spike protein as an example).



(L-R) Aster Escalante and David Marash in the lab at Claremont biotech firm Machine Bio. Photo/courtesy of David Marash

But making protein is costly, time consuming, and labor intensive. The typical process takes a week or longer. First, live cells are coded for the particular type of protein needed and then grown until there are enough cells to put into a large bio reactor. This is where the cells begin to make the protein. But once the protein is made, there are then a number of steps needed to remove all of the impurities that the process creates.

At Machine Bio, they’re “taking the whole process and shrinking it down to a single step,” Marash said.



(L-R) Alex Hilbert, David Marash, and Naman Shah of Claremont biotech firm Machine Bio. Photo/courtesy of David Marash

And that single step takes only an hour. “It’s faster, it’s leaner, it’s smaller, so you can fit it on places like the International Space Station,” said Marash, holding up one of their bio reactors, which fits between his thumb and forefinger. Programmed DNA goes in one side of the reactor; the pure protein comes out the other.

While the typical protein synthesis process employs physics to filter out pure proteins, Machine Bio’s bio reactor employs the power of biology. “The cell membrane is very, very smart. It lets specific little molecules through these little gates, so we asked ourselves, What if we build one of those gates into a synthetic membrane?” Marash said, explaining the inner workings of their reactor. “This smart membrane lets us move protein from the reaction mixture to this pure compartment, with nothing else getting across.”

Though some might wonder if cost-cutting innovations would simply allow pharmaceutical companies to increase their profits, Hilber asserts that Machine Bio’s revolutionary process is less about lowering costs and more about lowering the barriers to innovation. “By speeding up these processes, instead of taking X amount of years to get to the market from development, you maybe cut six months or a year off of that time,” he said. “Especially if it’s a particularly drastic, serious disease, then anytime you can get a drug onto the market faster, you get to help more people.”

Hilber and Marash met while attending Claremont’s Keck Graduate Institute, a leader in biotech and healthcare education. “I met David pretty close to the beginning of our time [at KGI]. I remember I was standing in line to get our photos taken and he goes, ‘Hey, can I tell you about an idea I’ve got? Also, my name’s David,’” Hilber said with a laugh. “He explained the idea, and at the time it was a little more science fiction-y than science, but we developed it and by the time we graduated he had this idea for Machine Bio.”

Along with Shah, who Hilber knew from undergrad work at Arizona State University, they launched the

company right after graduation, renting bench space in one of KGI’s teaching labs. In late 2021, Machine Bio hired three full-time research team members as well. Now, thanks to the Technology in Space Prize they received in February, which is funded by Boeing and the Center for the Advancement of Science in Space in partnership with nonprofit MassChallenge’s startup accelerator program, they plan to have their bio reactors space bound in 2024.

If you’re wondering why, you’re not alone. Even Machine Bio’s co-founders didn’t realize how much protein-based drug research was being done in space until recently. And if their bio reactors work as successfully on the International Space Station as they do on earth, they could help accelerate that research exponentially.

The microgravity of space offers a unique environment for drug research. An organization studying cancer drugs, for instance, might have much more success there — artificial tumors grow more accurately without gravity pressing down on them, increasing researchers’ ability to predict whether a drug is going to work. But if the experimentation requires any protein engineering, researchers have to simply wait for another shuttle to deliver proteins synthesized on earth. Machine Bio is hoping their technology can change that, by providing the ability to quickly create research-ready proteins in space.

Though \$500,000 may sound like a large sum, the Machine Bio founders are even more enthusiastic about the access the Technology in Space Prize is providing. “The money is nice, but we’re not really seeing much of that money. Believe it or not astronauts are very expensive to pay by the hour,” Hilber said with a laugh. “I’m really excited about all the doors that [the prize is] opening up. Because even if you have the means to send your things to the International Space Station, it’s not like you can just hit them up and say, ‘Hey, I’m bringing my stuff over, make some room.’ This is opening the door for a whole new market and area for us to explore.”

# What's happening Claremont?

BY ANDREW ALONZO

[calendar@claremont-courier.com](mailto:calendar@claremont-courier.com)

## FRIDAY 3/17

- A free **active adult chair exercise** group meets at 9:35 a.m. at the Alexander Hughes Community Center, 1700 Danbury Rd., Claremont. Call (909) 399-5490 for details.

- The Claremont Forum, 586 W. First St., hosts a **\$1 sale on all books** (except those specialty priced) from 10 a.m. to 5 p.m. today and Sunday, and 10 a.m. to 7 p.m. Saturday. For details visit [claremontforum.org](http://claremontforum.org).

- The Upland Public Library, 450 N. Euclid Ave., offers free **bilingual story time** every Friday from 10:30 to 11:45 a.m. For information visit [uplandca.gov](http://uplandca.gov) or call (909) 931-4200.

- Celebrate **Saint Patrick's Day** with Grammy- and Emmy-nominated artist and composer **Máiréad Nesbitt**, one of the founding members of Celtic Woman, who returns to the Lewis Family Playhouse, 12505 Cultural Center Dr., Rancho Cucamonga, for two performances of **Celtic Spells** at 8 p.m. today and 2 p.m. Saturday. Tickets are \$35 and \$39 at [cityofrc.us/events](http://cityofrc.us/events).

## SATURDAY 3/18



- Find organic and chemical-free produce from local urban farms, books, and other items at the **Pomona Valley Certified Farmers Market**, held every Saturday from 9 a.m. to 1 p.m. on the corner of Pearl Street and Garey Avenue in Pomona. For information visit [pomonacfa.org](http://pomonacfa.org).

- Claremont resident and Special Olympics coach **Janine Williams** is seeking college student volunteers to spend time with Special Olympics athletes from 9 to 10:30 a.m. each Saturday at Claremont High School, 1601 N. Indian Hill Blvd. Bring a water bottle, athletic shoes and run or walk the track with athletes 16 to 40 years old. Equipment is provided. Call (909) 518-1496 for details.

- Ironbark Ciderworks, 1420 N. Claremont Blvd., Suite 107B, along with Future is Female Revolution, hosts a **"March Madness comedy show,"** at 7:30 p.m. Advance tickets are \$15 at [eventbrite.com](http://eventbrite.com), search "FIF Revolution," or \$20 at the door.

## SUNDAY 3/19

- **Polyhedra** plays a free three hour concert beginning at 2 p.m. at College Center, 665 E. Foothill Blvd., Claremont. To view the monthly lineup of shows or for more information, visit [jazzatcollegecenter.com](http://jazzatcollegecenter.com).

- A free game of **pétanque** takes place from 4 to 7 p.m., at Larkin Park, 660 N. Mountain Ave., Claremont. Call (909) 399-5488 for information.

- Good Shepherd Lutheran Church, 1700 N. Towne Ave., Claremont, welcomes Beta Xinying Chi, clarinet, Pinfei Tang, cello, and Siqi Sun, piano, who will perform a **free and open to the public concert** at 6 p.m. Details are at [egoodshepherd.org](http://egoodshepherd.org).

## MONDAY 3/20

- The Pomona Pride Center, 386 S. Thomas St., hosts **reading rainbow**, a book club created by and for the LGBTQIA community, every first and third Monday from 5 to 6:30 p.m. March's selected reading is "Gender Queer: A Memoir" by cartoonist Maia Kobabe. For details visit [pomonapride-center.org](http://pomonapride-center.org) or call (909) 326-0482.

- Award-winning writer and author **Amitav Ghosh** will give a free and public talk from 5:45 to 7 p.m. as part of Harvey Mudd College's 2022-2023 **Nelson Speaker Series** at the Shanahan Center Auditorium, 320 E. Foothill Blvd., Claremont. This season's series, "climate storytellers," explores the power of storytelling to promote and inspire climate change. For details or to RSVP visit [hmc.edu/calendar](http://hmc.edu/calendar).

## TUESDAY 3/21

- A free **journaling nature course** takes place from 10 to 11:30 a.m. at the Joslyn Center, 660 N. Mountain Ave., Claremont. The class is designed to help seniors learn to write nature entries, apply scientific data, and draw to log the great outdoors. Call (909) 399-5488 for information.

- **Richard Sander**, economist and UCLA law professor, is the guest at Claremont McKenna College's Marian Miner Cook Athenaeum, 385 E. Eighth St., with his free and open to the public 6:45 p.m. talk, **"Will the Harvard/U-NC cases at the Supreme Court transform U.S. higher education?"** For more information visit [cmc.edu/athenaeum](http://cmc.edu/athenaeum) or call (909) 621-8244.

- The second **Claremont Planning Commission meeting** of the month starts at 7 p.m. at the council chambers, 225 W. Second St., Claremont. Agendas are posted online and at city hall the Thursday before the meeting. Visit [ci.claremont.ca.us](http://ci.claremont.ca.us) for meeting details or Zoom info.

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# WEDNESDAY 3/22

• The Benton Museum of Art, 120 W. Bonita Ave., will host a free and open to the public **gallery talk** at 12:15 p.m. Gallery talks are focused discussions led by students, faculty, or staff that feature a question-and-answer session about the galleries. The topic is "Gilded, carved and embossed." More information is available at [pomona.edu/museum](http://pomona.edu/museum).

• Learn about online platforms, permitting and licensing requirements, and other resources available to **get your online business off the ground** during Los Angeles County Library and Los Angeles County Department of Economic Opportunity's free 3 p.m. virtual workshop. For details or to register, go to [visit.lacountylibrary.org/event](http://visit.lacountylibrary.org/event).

# THURSDAY 3/22

• **Tax aid volunteers** from the American Association of Retired Persons will be on hand from 9 a.m. to 3 p.m. every Thursday to assist low- to moderate-income persons at the Joslyn Center, 660 N. Mountain Ave., Claremont. The free service runs through mid-April by appointment only. For more information visit [tinyurl.com/TA-Claremont](http://tinyurl.com/TA-Claremont) or call (909) 399-5488.

• **David Kurs**, artistic director of Deaf West Theatre, is this week's guest at the free and open to the public Scripps Presents **@noon series**, at the Hampton Room, 1030 Columbia Ave., Claremont. For details or to RSVP, search "DJ Kurs" at [eventbrite.com](http://eventbrite.com) or visit [scrippscollege.edu/events](http://scrippscollege.edu/events).

• Volunteers from Claremont High School will be on hand for free, **one-on-one senior tech tutoring** on apps, games, social media and more from 3:45 to 5:30 p.m. at the Youth Activity Center, 1717 N. Indian Hill Blvd., Claremont. Bring a smartphone, flip phone, tablet, or laptop to learn how to use the device to its full potential. For info call (909) 399-5360.

• The **Independence Day committee** will meet at 7 p.m. in the Alexander Hughes Community Center, 1700 Danbury Rd., Claremont. Details are at [ci.claremont.ca.us](http://ci.claremont.ca.us).

• **Judith Wagner**, professor emerita of child development and education at Whittier College and former chief administrative officer of the World Organization for Early Childhood Education at the United Nations, will deliver her presentation, "**The Rights of the Child - in the U.S. and Around the World**," at 7 p.m. at Claremont United Church of Christ, 233 W. Harrison Ave., as part of the United Nations Association Pomona Valley Chapter's monthly meeting. Email [una.pomonavalley@](mailto:una.pomonavalley@)

gmail.com for a Zoom link or more information.

• Azusa Pacific University's Theater Arts Department concludes its 2022-2023 season with "**Twelfth Night**," a comedy by William Shakespeare, which opens at 7:30 p.m. at the Warehouse Theater, 4 Mary Hill Ln., Azusa. Shows run Thursday, Friday and Saturday at 7:30 p.m. through April 1 with 2 p.m. matinees each Saturday. Tickets are \$21 at [aputickets.universitytickets.com](http://aputickets.universitytickets.com) or by calling (626) 815-5494.

# FRIDAY 3/23

• Today's free and open to the public **Friday Noon concert** will be held in Pomona College's Lyman Hall, 340 N. College Ave., Claremont, at 12:15 p.m. The concert highlights baroque music by Phillip Krieger and Pietro Locatelli. Doors open 15 minutes prior to the show. Call (909) 607-3266 for details.

• The Benton Museum of Art's assistant curator of collections Solomon Salim Moore hosts **Salon Series**, a free and public monthly gathering at the museum, 120 W. Bonita Ave., Claremont, at 4:15 p.m. Guests will be treated to works by Asian Pacific Islander Desi Americans. For more info visit [pomona.edu/museum](http://pomona.edu/museum).

• Celtic roots group, **The Old Grey**

**Cats**, will perform at 7 p.m. tonight at Ophelia's Jump Production's Music Lounge, 2009 Porterfield Way, Suite H, Upland. Then roots rockers **Mick Rhodes and the Hard Eight** — led by Courier editor Mick Rhodes — will also perform at 7 p.m. on Saturday, March 25. Tickets for each show are \$15 and available at [opheliasjump.org/ojp-music-lounge](http://opheliasjump.org/ojp-music-lounge) or by calling (909) 734-6565.

# SATURDAY 3/24

• Interested in working the Los Angeles County Fair in May? Learn how to join the crew during a **job fair** from 8:30 a.m. to 2 p.m. at the Fairplex, 1101 W. McKinley Ave., Pomona. Bring a few copies of your resume and be prepared for an interview. For more details visit [fairplex.com](http://fairplex.com).

• Create nature-inspired works at the California Botanic Garden, 1500 N. College Ave., Claremont, during its **moons, moths and stars art course** from 10 a.m. to noon. This course will be led by Aleta Jacobson. Admission is \$50 for the general public and \$45 for garden members. Attendees are asked to bring their own supplies. For a materials list or to RSVP, visit [calbg.org/event](http://calbg.org/event).

See more events online at [claremont-courier.com](http://claremont-courier.com)

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**8:00 AM**  
Race Begins

**9:15 AM**  
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# High school sports roundup: March 17, 2023

by Andrew Alonzo

aalonzo@claremont-courier.com

## CLAREMONT HIGH

### Baseball

Results from the Lions Tournament: Claremont's March 10 opener against South East High was scrapped due to rain. Play continued March 11 with a 4-3 home extra inning win over Glendale, followed by a 10-2 loss to Chaparral. Action continues at home Saturday against Victor Valley. The team is 5-7.

The Wolfpack began Palomares League play after press time Thursday at home against Glendora. The Tartans then welcome Claremont at 3:30 p.m. Friday. On Tuesday, March 21, CHS travels to Colony for a 3:30 p.m. contest.

### Softball

Tuesday's game at Ayala was rescheduled to 3:30 p.m. Friday due to rain. The Pack remain 3-4. Claremont hosted Alta Loma after press time Thursday. Glendora is up next on Tuesday, March 21 at 3:30 p.m. at CHS.

### Boys golf

Claremont lost to Rancho Cucamonga, 205-209, on March 8. The team's Wednesday match against Chino Hills was canceled due to rain. CHS is 1-2.

The Wolfpack hosted Glendora after press time Thursday. The team faces Colony on Tuesday, March 21 at home, then travels to the Los Serranos on Wednesday, March 22, to play Chino Hills. Each match is set for 2 p.m.

### Boys volleyball

Claremont picked up a 3-1 win at Etiwanda on March 9, then shutout Chino Hills on March 10, 3-0 and followed that with another 3-0 shutout of Los Osos on Tuesday. The team is 10-5.

Claremont was back in action after press time Thursday at Rancho Cucamonga. The team heads to Santiago High in Corona to begin the Santiago Tournament at 4 p.m. Friday against TBD opposition. At 5:30 p.m. Tuesday, March 21, the Pack plays Santiago.

### Boys tennis

The Wolfpack shutout Colony, 18-0, at home on March 9. Claremont's Tuesday home match against Bonita was rescheduled to 3:30 p.m. Friday. The boys are 4-1.

The Pack were at Ayala after press time Thursday. On Tuesday, March 21, it hosts Alta Loma at 3:30 p.m.

### Boys and girls swim and dive

The teams both lost at Glendora on March 9, the boys, 103.5-66.5, the girls, 97-73. Claremont then welcomed Bonita Wednesday. The boys (3-1) won, 87-77, while the girls (1-3) fell, 76-61.

The Wolfpack travel to Mt. San Antonio College Friday and Saturday for the Mt. SAC Winterfest meet. The team is back in the water at 3:30 p.m. Wednesday, March 22, when Colony comes to town.

### Boys and girls track and field

Results from the March 8 Palomares League meet against Alta Loma: both teams came in second. The boys accrued 43.5 points and the girls had 52. Results



Freshman Collin Greaux competes against Bonita in the 100-yard breaststroke Wednesday at CHS. Collin finished fourth with a time of 1:17.63. Courier photo/Andrew Alonzo

are at athletic.net.

The Wolfpack traveled to Ayala Wednesday. Results were not made available to the Courier. Claremont will welcome Bonita at 3:30 p.m. Thursday, March 23.

## THE WEBB SCHOOLS

### Baseball

The boys picked up a 5-3 win on March 8 at Pacifica Christian Orange County. On Monday, Webb hosted Fairmont Prep and were dealt a 5-3 loss. The team's record stands at 2-2-1.

The boys return to the diamond at 3 p.m. Friday at Fairmont Prep. At 10 a.m. Saturday the Gauls welcome Calvary Chapel Downey, followed by two more home games at 3:30 p.m. Monday, March 20 with Pacifica Christian Orange County, and 3:30 p.m. Tuesday, March 21, with Western Christian.

### Boys golf

Webb beat Pasadena Poly, 206-212, on March 9. The Gauls opened San Joaquin League play on Wednesday at Fairmont Prep, but results were not made available to the Courier. The boys are 4-0.

The team hosted Avalon after press time Thursday. Webb is at Western Christian Tuesday, March 21 at 3:30 p.m.

### Boys volleyball

Webb's March 9 home game against Newport Christian was rescheduled. The Gauls hosted Sierra Vista on March 10 and lost, 3-0. Samueli Academy shutout the boys on Tuesday, 3-0, bringing their record to 1-7.

The team played a doubleheader at Southlands Christian after press time Thursday. Next Tuesday, March 21, Webb hosts Newport Christian at 4 p.m.

### Boys tennis

The team's March 10 game at Pasadena Poly was canceled due to rain. Webb hosted Damien on Monday and won, 12-6, boosting its record to 4-0.

The Gauls traveled to Fairmont Prep after press time Thursday. They then welcome Tarbut V. Torah at 3:30 p.m. Tuesday, March 21.

### Coed badminton

Webb (3-1) beat Chino Hills, 15-6, on March 8, but then fell to Walnut, 21-0, on March 9. The team hosted Diamond Bar Wednesday, but results were not made available to the Courier. The Gauls traveled to Rowland after press time Thursday. The team then hosts Mayfield/Loyola at 3:30 p.m. Friday.

### Boys and girls swim and dive

On March 10, the teams welcomed Pasadena Poly. The boys lost, 101-64, and the girls won, 97-48. The boys record stands at 0-1. The girls are 1-0.

Webb hosted a second league cluster after press time Thursday. The Gauls will travel to Mt. San Antonio College Friday and Saturday for the Mt. SAC Winterfest meet, then welcome Mayfield at 3 p.m. Thursday, March 23.

### Boys and girls track and field

Results from the March 9 quad meet: the boys finished third with 46.5 points while the girls placed second with 73 points. Full results are at athletic.net.

Results from the San Joaquin League meet Tuesday: both the boys and girls came in first. The boys had 109 points and the girls 95. Athletes are back in action Saturday at Monrovia for an invitational and Wednesday, March 22, at home against Oxford Academy, Hamilton and Ontario Christian.

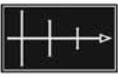
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# Girls flag football likely coming to CHS, Webb

by Andrew Alonzo

aalonzo@claremont-courier.com

In early February, the California Interscholastic Federation's State Federated Council voted unanimously to add girls seven-on-seven flag football to the list of state approved sports.

The move paves the way for female athletes across the state to have their fill of fall football at the high school level, effective the 2023-2024 school year, including at Claremont High and The Webb Schools.

The Wolfpack's athletic director Mike Collins said there seems to be a general interest.

"We haven't moved forward yet with establishing a coaching staff, etcetera, but that is definitely something that will be addressed pretty soon," Collins said. "We definitely want to have girls flag football. We think it's going to be a very exciting thing for all involved."

Steven Wishek, athletic director at The Webb Schools, said program development was in the early stages.

"Some of the girls have expressed interested," Wishek said. "We're still in the exploratory stages of finding out how much student interest there is. In addition to that we have to weigh the impact to our other programs if we add it ... since we're so small, only with 400 students."

"It's really just a question of, how do we make sure we don't cannibalize our other programs that we're already offering?" Wishek added. "It's early and we're definitely interested in having a conversation. I don't know how likely it is for this fall, but it's definitely something that's on the radar. Especially as more and more schools do it, it's easier and easier for us to do it."

Neither San Joaquin or Palomares leagues will offer the program next season.

Some schools already offer girls flag football, including Sierra Vista in Baldwin Park, whose team was formed in 2021, according to athletic director Robyn Reclusado-Garcia.

The team didn't need a league in which to play, simply competition, which it has gotten from Orange County schools the last two seasons. Although the Dons typically travel, Reclusado-Garcia said the girls have fun utilizing a great outlet to play a familiar sport.

One of the key figures in getting the CIF to sanction girls flag football as a sport, Reclusado-Garcia is excited for more programs to get started in the coming years,



Sierra Vista High School's 2022 girls flag football team was one of eight selected for the pilot launch of CIF Southern Section's girls flag football league. Photo/courtesy of the Los Angeles Rams

and knows of about six schools in the San Gabriel Valley area who've expressed interest.

"My guess is in three years we'll probably have at least 20," Reclusado-Garcia said.

New teams will have to invest in transportation, coaches, uniforms, equipment and facilities to get off the ground, Reclusado-Garcia said, but can utilize their football stadiums and fields as game and practice grounds.

Before the recent move, many girls played in local leagues such as the National Football League's girls FLAG league, which has about 16 teams running along the 10 and 210 Freeway corridors from Los Angeles and San Bernardino counties, and the Rams-Chargers sponsored Los Angeles League of Champions Girls Flag Football program. The closest team to Claremont is the NFL

Flag Inland Empire team, based in Upland.

The journey to get girls flag football to this point has taken nearly two years, said CIF Assistant Commissioner Thom Simmons.

"It was brought back for a first read in October and passed at the Southern Section level for a fall sport in 2023 in January," Simmons said. "Then it went to the state in February for their approval and the State Federated Council approved it February to put it on the list of state approved sports."

Girls flag football under CIF watch will mirror rules based in the official National Intramural and Recreational Sports Association rule book. An early rule set can be viewed at cifss.org.

Simmons said there's not much left in the way of hurdles at the state or Southern Section levels.

"It's just a question of how many different games will be played, what nights they'll be played on. Just the details and the details," Simmons said. "Once we have all of that figured out then our schools can start to schedule [games and practices]."

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## Rancho to host free teen summit

The City of Rancho Cucamonga hosts its fifth annual teen summit, a free and open to the public event meant to help teenagers with self-growth, development, and confidence, on Wednesday, March 29, from 8:30 a.m. to 4 p.m. at Central Park, 11200 Base Line Rd., Rancho Cucamonga.

The annual conference, themed "limitless" this year, will include interactive sessions with healthcare, business, education, and local government professionals, a represen-

tation panel, inspirational speakers, and a community leadership discussion. Various health and wellness activities such as pet therapy, goat yoga, painting, and cooking demonstrations will also take place, as will raffle drawings. Breakfast and lunch will be served to all in attendance.

Attendees who register for the summit will receive a free t-shirt. For more details or to register, visit [cityofrc.us/events](http://cityofrc.us/events).

## Taste of Claremont back March 29

The Rotary Club's 22nd annual Taste of Claremont takes place Saturday, April 29, from 5 to 9 p.m. at The Claremont Colleges Services building, 101 S. Mills Ave.

More than 40 local restaurants, wineries, and breweries will be on hand to provide guests, who must be 21 and over, with samples. The event also includes live music, an art exhibit, and raffle drawings.

Tickets, \$90 and \$100, are available

at [tasteofclaremont.org](http://tasteofclaremont.org) and [eventbrite.com](http://eventbrite.com), search "Taste of Claremont."

Proceeds will benefit local, regional and international nonprofits. Last year's event raised more than \$100,000 for the Claremont Rotary Foundation.

Claremont Rotary is seeking sponsorships and donations for the event auction. Email [hsparrownv@gmail.com](mailto:hsparrownv@gmail.com) or call (707) 373-5336 for information.



Patrons gather at last year's Taste of Claremont event in April. Courier photo/Peter Weinberger

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# Sarita Uglow Comyns

Beloved matriarch, devout Catholic, compassionate volunteer

**S**arita Uglow Comyns died March 3 in Claremont at the age of 103, just 12 days shy of her 104th birthday.

Sarita, the daughter of Daniel and Zoraida Rodriguez, was born March 15, 1919 in Santurce, Puerto Rico. As the daughter of a U.S. Army officer, she traveled the world with stops in San Juan, Puerto Rico; San Antonio, Texas; Long Island, New York; Vancouver, Canada; San Francisco, California; and Fort Benning, Georgia to name a few.

It was at Fort Benning that she met her first husband, West Point graduate Homer Uglow. With the outbreak of World War II, he remained on the Philippine Islands while she and their two daughters, Frances and Margaret, returned to the United States.

After the death of Homer in 1942, she met her second husband, Jim Comyns, who was also an Army serviceman. She and Jim moved to California in 1947 and enjoyed 33 years together in the Pomona area. They became the proud parents of John, Mary, Jimmy and Michael, enjoying backyard barbecues, a trip to Europe, camping trips in the family camper and even "forced family fun."



After Mr. Comyns' death in 1980, she spent more than 20 years with her beloved partner, John Toth, going dinner dancing at the Moose Club and taking excursions to Las Vegas.

Mrs. Comyns' faith was the cornerstone of her life. She was an active parishioner at Our Lady of Assumption Church and a longtime member of the Young Ladies Institute, which she joined in 1949. As chairman of the visiting committee of Y.L.I. for more than 30 years, she loved to visit the sick and elderly and prepare hot meals for the less fortunate. She often referred to these visits and acts of kindness

as her hobby. You could always count on that unexpected phone call from her, "just to check in."

She moved to Claremont Manor in 2011, where she found her extended family. For more than 12 years, she felt all the love, support and happiness from the Claremont Manor staff and residents. She often said, "You have certainly put me in the right place," and regularly mentioned how very happy she was there. She loved to have other residents come and sit at her table and discuss travels, families, current events and the like.

She loved music (especially piano), dancing at the Moose Club, making deviled eggs, watching "I Love Lucy," and spending time at the ocean watching and hearing the waves. Regardless of her age, she still loved to travel, going to Paris with her daughter Mary when she was 85, and on a cross-country train/bus trip to U.S. National Parks when she was 90. "She always had a kind and loving word for everyone she met," her family added. "If you asked her what the secret to her longevity was, she would quickly respond to take everything in moderation and 'be kind.' She lived by this motto every day of her life."

Most of all, she loved spending time with family. She was especially proud of her six children, five grandchildren and seven great-grandchildren. "She was a very special lady who always found a way to make all those around her feel special, loved and needed," her family said.

She is survived by her children Frances (Bill) Cahill, Margaret Uglow, John Comyns, Mary (John) Hull and Michael Comyns; grandchildren Elizabeth Brown, Kirsten Cahill, Sarah Waite, Conor Comyns and Daniel Comyns; and seven great-grandchildren.

She was predeceased by her husbands Homer and Jim; her son Jimmy; and her siblings.

**A** memorial service will be held at 11 a.m. Thursday, March 30 at Our Lady of Assumption Church, 435 N. Berkeley Ave., Claremont, CA 91711.

In lieu of flowers, contributions may be made to Claremont Meals on Wheels at [claremontmealsonwheels.org/donate](http://claremontmealsonwheels.org/donate), or by check to 845 E. Bonita Ave., Pomona, CA 91767; or Our Lady of Assumption Catholic Church at [olaclaremont.org](http://olaclaremont.org), or by check to 435 N. Berkeley Ave., Claremont, CA 91711.

# Hal Haynes

Beloved husband, father, grandfather, great-grandfather

**H**al Haynes was born April 21, 1933 on a farm in rural North Carolina and died peacefully, without pain, at home in Claremont at the age of 89 on July 18, 2022. The cause of death was heart failure. He was the youngest of seven siblings, who all preceded him in death.

He is survived by his wife, Carolyn Haynes, and would have been married 65 years on August 24. He is also survived by his children, Kathy Haynes Phelps and her husband Reed Phelps, of Claremont; their children Nicholas (Toni), of Walpole, Massachusetts, and their daughters Florence and Ingrid; Oliver, of Claremont, and his daughter, Ava; Cameron (Amy), of Austin; Elizabeth Phelps (and her fiancé John Clary), of Washington, D.C.; Janice Haynes, of Upland; and Russell Haynes (Lauren), of Rancho Cucamonga, and their children, Dylan and Trevor. He is also survived by several nieces and nephews.

Hal served his country for four years right out of high school in the U.S. Air Force during the Korean conflict, which he called "the forgotten war." Upon discharge in California, he lived with one of his brothers in San Fernando where he met

his wife-to-be. While residing in San Fernando, he worked on the assembly line at General Motors and for the U.S. Post Office. After marriage he worked for Pinkerton Detective Agency and together with his family lived in Valinda for about five years. In 1970 the family moved to Claremont, where his children and grandchildren were raised, and now his 9-year-old great-granddaughter is being raised.

He owned a fraud investigation business for more than 40 years and retired at 62 years of age.

**I**n retirement, he volunteered for the Joslyn Senior Center, phoning weekly shut-ins who lived alone. He also volunteered for First United Methodist Church of Upland, serving on its outreach committee for several years.

He loved his family, especially his children, grandchildren and great-granddaughters. He was fortunate to be able to spend so much time with his grandchildren picking them up at school and watching them since he retired at such an early age.

He traveled nationally and interna-

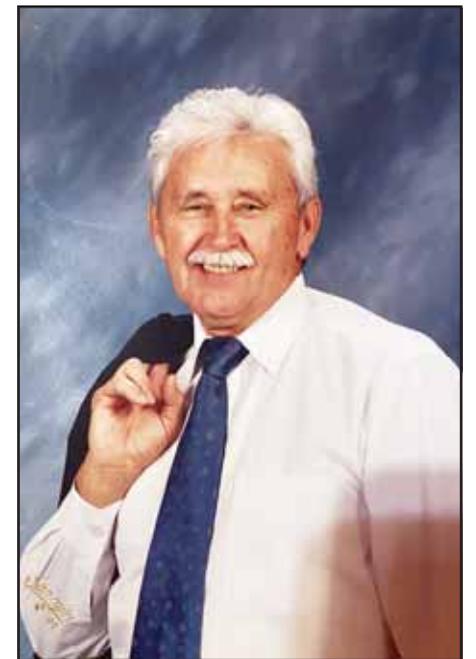
tionally with his friends, his wife, children, and grandchildren, to locales such as Alaska, Hawaii, Hong Kong, Kenya and Tanzania, Africa; Austria, Oberammergau, Germany; Spain, Italy, France, Amsterdam for the tulips, Belgium, Russia, the British Isles, and Egypt to name a few, as well as several cross-country trips to visit relatives and friends.

He enjoyed many parties for anniversaries, his birthdays, Halloween costume gatherings, and New Year's Eve. He loved to dance. He also enjoyed playing the slots locally, in Palm Springs, and Las Vegas.

"Hal had a unique sense of humor and everyone loved him," his family shared. "He enjoyed playing the harmonica and 'picking' at the guitar. He loved gardening especially his beautiful rose garden of which he was so proud. He also was a great horseshoe player. On occasion he would write a few lines of poetry and could draw very well."

He was a lover of pets and over the years had numerous cats and dogs, a duck, a white rat, rabbits, and a horse he shared with his daughter Kathy.

"He lived a very full life and was



blessed," his family added. "He will be dearly missed by his family and his numerous friends."

Services will take place Saturday, April 22, 2023.

In lieu of flowers donations may be made to Priceless Pets at [pricelesspetrescue.org/donate](http://pricelesspetrescue.org/donate), or the Inland Valley Humane Society & S.P.C.A. at [ivhsspc.org](http://ivhsspc.org).

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# Mary Lou Scott (Wagner)

77-year Claremont resident, beloved mother of five

**M**ary Lou Scott (Wagner), a 77-year resident of Claremont, died March 4, just a few weeks shy of her 97th birthday. She was a great light in her family's life and was affectionately known as "Boo."

Mary Lou was born on the first day of spring, March 21, 1926, to Hazel A. and Robert J. Wagner in Detroit, Michigan. "Mary was such a darling girl, her folks decided to have a second child, and four years later her beloved brother RJ was born," her family shared.

The family soon migrated to warm, sunny Bel Air, California. There she attended the prestigious Marymount High School, where she was elected senior class president and graduated with high honors. She went on to UCLA, where she was a journalism major and English minor. She was also the rush chair for Kappa Alpha Theta, and in 2020 received the sorority's diamond pin, recognizing her 75 years as a member.

Shortly after UCLA, the stars aligned and she met her lifelong love and future husband of 47 years, Albert S. Scott, Jr., at Smoke Tree Ranch in Palm Springs. They eloped on February 11, 1947, after having only known each other for four short weeks. "They went on to have a beautiful family of five children Doug, Shelley, Rosemary, Star and Lesley," her family added. "Mary Lou was a kind, generous, devoted, and loving mother and enjoyed playing many rounds of bridge every month with her dear friends known affectionately as 'the birthday girls,' who were lifelong friends and whose children were also her friends."

She was a telephone counselor for the Crystal Cathedral (now Christ Cathedral) in Anaheim and was a member of Our Lady of the Assumption Catholic Church since the 1970s.

Her greatest devotion was to her husband and family.

She was predeceased by her beloved



husband Al, and her dear eldest daughter Shelley.

She is survived by her dear brother, Robert J. Wagner and sister in law Jill St. John; nieces Katie Wagner, Natasha

Wagner and Courtney Wagner; son, Douglas A. Scott (Lisa); grandchildren Matthew Scott, Nicole Scott and Brandon Scott; daughters Rosemary Scott and Star Scott Stowell; grandchildren Steven Stowell, Sam Stowell and Sara Stowell; daughter Lesley Ann Scott Carr (Tom); Mary Jane Carr-Newman (Tyler); son-in-law Thomas Molton; grandchildren Kelley Rose Molton-Milton (Nick), Scott Thomas Molton (Kelley); and great-grandchildren Charlotte, Brooklyn, and Chloe Molton.

Services will be held at 10:30 a.m. Monday, March 20 at Our Lady of the Assumption Catholic Church, 435 N. Berkeley Ave., Claremont 91711. Burial will follow at Oak Park Cemetery, 410 Sycamore Ave., Claremont 91711.

In lieu of flowers Ms. Scott requested donations to her beloved girls Pomona Catholic High School at [pomonacatholic.org/ways-to-give](http://pomonacatholic.org/ways-to-give), or by check to 533 W. Holt Blvd., Pomona CA 91768.

# Frank Cookingham

Beloved husband, brother, father, grandfather, friend

**F**rank Cookingham died from heart failure at Pomona Valley Hospital on February 8 at the age of 81.

He was preceded in death by his brother Clint, and is survived by his wife of 57 years, Marsha; sons Bryan, Shaun, and Jonah; daughters-in-law Angela, Christy, and Teresa; and grandchildren Steven and Marissa, Kirsten, Allissa, and Searra, and Ariaiah and Isaiah.

Frank was born May 6, 1941, in Saginaw, Michigan to Mary Catherine Gegenheimer and Owen Clinton Cookingham. He attended Michigan State University and Western Michigan University, where he earned his master's degree in research and statistics. He later earned his Ed.D. in community education.



He moved to Ohio in 1979, where he took a job as a professor in the education department at Kent State University. In 1985 he got an opportunity for his dream job as an evaluator at World Vision International, a Christian nonprofit. He took the leap and moved to Chino with his wife and family and worked there until his retirement in 2011.

He visited more than 40 countries during his time with World Vision, doing humanitarian relief and development work while improving the lives of children and families across the globe. He had a particular fondness for and connection to Africa and its many different cultures and traditions.

He and Marsha moved to Claremont in

2009, where they lived until his death. He was a devoted member of the Claremont United Methodist Church. He loved math and numbers and enjoyed doing sudoku, was a student of the Bible, played the accordion, and loved to sing, including being a member of the Mountainside Master Chorale for a time.

Services will be held at 1 p.m. April 22 at Claremont United Methodist Church, 211 W. Foothill Blvd., Claremont, CA 91711. A private burial will be held at Oak Park Cemetery in Claremont.

In lieu of flowers, donations to Claremont United Methodist Church may be made in his honor at [claremontumc.org/donate](http://claremontumc.org/donate).

## OUR TOWN

### DJ Kurs talks deaf theater at Scripps

David Kurs, also known as DJ Kurs, artistic director of Deaf West Theatre, will be the featured guest of Scripps Presents @Noon series on Thursday, March 23. Kurs will discuss his work with Deaf

West, a nonprofit theater arts organization based in Los Angeles that he founded in 1991, and sign language in theater and film. He will be joined by moderators Sage Wong-Davies, a Scripps sophomore, and

Scripps Associate Professor of Writing and Rhetoric Kim Drake.

The free and open to the public event will take place at Scripps College's Hampton Room, second floor of the

Malott Commons, corner of Columbia and Amherst avenues in Claremont.

For more details or to reserve your spot, visit [scrippscollege.edu/events](http://scrippscollege.edu/events) or search "DJ Kurs" at [eventbrite.com](http://eventbrite.com).

### Balinese gamelan ensemble at Drinkward Hall

Balinese gamelan ensemble Gamelan Merdu Kumala performs a live score of "The Adventures of Prince Achmed," a 1926 silent film by Lotte Reiniger, at 7 p.m. Sunday, March 26 at Harvey Mudd College's Drinkward Recital Hall, on the lower level of the Shananhan Center, 320 E. Foothill Blvd., Claremont.

The free and open to the public con-

cert incorporates traditional Balinese pieces and new ensemble compositions and features a set of the custom seven-tone gamelan, Saih Pitu Alit, as well as on a rare flute ensemble, "gamelan gambuh."

Health attestation and masks are required. More details are available at [arts.hmc.edu](http://arts.hmc.edu), by calling (909) 621-8022 or via email to [hsa@hmc.edu](mailto:hsa@hmc.edu).

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**NOTICE OF PUBLIC HEARING  
CITY OF CLAREMONT, CALIFORNIA**

NOTICE IS HEREBY GIVEN that on March 28, 2023, at 6:30 p.m., or as soon thereafter as the matter may be heard, a public hearing (the "Public Hearing") as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), will be held by the City Council of the City of Claremont, California (the "City"), in person at the City Council Chamber, located at 225 Second Street, Claremont, CA 91711, and by teleconference as described below, at which Public Hearing the City Council will hear and consider information concerning the proposed issuance by the California Municipal Finance Authority (the "Authority") of its revenue refunding bonds to be issued as Qualified 501(c)(3) Bonds, as defined in Section 145 of the Code, in one or more series in an aggregate principal amount not to exceed \$65,000,000 (the "Series 2023A Bonds"). The proceeds of the Series 2023A Bonds will be used, pursuant to a plan of finance, by NCCD - Claremont Properties LLC (the "Borrower"), a California single-member limited liability company whose sole member is the National Campus and Community Development Corporation, a Texas non-profit corporation and an organization described in Section 501(c)(3) of the Code, to (i) refund all or any portion of the outstanding (a) California Public Finance Authority University Housing Revenue Bonds (NCCD - Claremont Properties LLC - Claremont Colleges Project), Series 2017A (the "Series 2017A Bonds") issued to finance the Series 2017A Project, as defined below, and (b) California Public Finance Authority Taxable University Housing Revenue Bonds (NCCD - Claremont Properties LLC - Claremont Colleges Project), Series 2017B (the "Series 2017B Bonds") issued to finance the Series 2017B Project, as defined below; (ii) establish one or more debt service reserve funds for the Series 2023A Bonds; (iii) pay costs of issuance and certain interest with respect to the Series 2023A Bonds; and (iv) pay certain working capital expenses of the Borrower (this purpose (iv) together with the preceding purposes (i), (ii), and (iii), the "Series 2023A Project").

The Series 2017A Bonds were issued to (i) finance substantially all of the costs of acquiring, constructing, furnishing, and equipping an approximately 419-bed student, faculty, and staff housing facility, including the buildings, furniture, fixtures, and equipment therefor (together with associated site development and various related amenities and improvements, the "Series 2017 Housing Facility") and approximately 10,000 square feet of classroom and additional space (the "KGI Space") and, together with the Series 2017 Housing Facility, the "2017 Project Facilities", such 2017 Project Facilities located on and adjacent to the campus of The Keck Graduate Institute of Applied Life Sciences ("KGI") within the City, KGI having a principal campus address of 121 Bucknell Avenue, Claremont, California 91711 and such improvement project having the address 111 Bucknell Avenue, Claremont, California 91711; (ii) fund the costs of the initial marketing of the Series 2017 Housing Facility; (iii) provide start-up working capital for the Series 2017 Housing Facility; (iv) fund interest on the Series 2017A Bonds during the construction of the 2017 Project Facilities; (v) fund the debt service reserve fund for the Series 2017A Bonds; and (vi) fund a portion of the costs of issuing the Series 2017A Bonds (the foregoing purposes (i) through (vi), the "Series 2017A Project").

The Series 2017B Bonds were issued to (i) finance a minor portion of the costs of acquiring, constructing, furnishing, and equipping the 2017 Project Facilities; (ii) fund the remaining portion of the costs of issuing the Series 2017A Bonds; (iii) fund interest on the Series 2017B Bonds during the construction of the 2017 Project Facilities; and (iv) fund the costs of issuing the Series 2017B Bonds (the foregoing purposes (i) through (iv), the "Series 2017B Project" and, together with the Series 2017A Project, the "2017 Project").

The refinanced 2017 Project Facilities, being the primary component of the Series 2023A Project, are owned and operated by the Borrower, and will continue to be located on a site leased to the Borrower by KGI pursuant to an Amended and Restated Ground Lease Agreement (the "Ground Lease"), dated as of the date of issuance and delivery of the Series 2023A Bonds, between KGI, as ground lessor, and the Borrower, as ground lessee. The KGI Space will be leased to KGI pursuant to an Amended and Restated Facility Lease Agreement (the "Facility Lease"), dated as of the date of issuance and delivery of the Series 2023A Bonds between the Borrower, as lessor, and KGI, as lessee.

The Series 2023A Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City, the Authority, the State of California ("State") or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Series 2023A Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower. None of the City, the Authority and its members, the State, any other political corporation, subdivision or agency of the State, and any official or officer of any of the foregoing, shall have any responsibility or liability whatsoever with respect to the Series 2023A Bonds or the Series 2023A Project.

Meetings are open to the public for in-person attendance or remotely via Zoom Video Communications. Should Zoom be disrupted, the in-person meeting will continue unless one or more Councilmembers are attending the meeting remotely pursuant to Assembly Bill 2449.

To participate in the meeting via Zoom, download Zoom on any phone or computer device, then copy and paste the following link into your browser to access and participate in the live City Council meeting at 6:30 p.m.: <https://zoom.us/j/256208090> or, to only listen from the phone, dial (213) 338-8477, Webinar ID: 256 208 090.

Public comment may be provided by one of the following methods. Each speaker will be given up to four minutes to provide their comment.

**OPTION 1: IN-PERSON LIVE COMMENTS** - When the item you wish to speak to is announced, please proceed to the speaker's podium one by one. Do not form a line in the center aisle.

**OPTION 2: E-MAIL** - Public comments may be sent via email to the City Clerk's office at [sdesautels@ci.claremont.ca.us](mailto:sdesautels@ci.claremont.ca.us) or [jcostanza@ci.claremont.ca.us](mailto:jcostanza@ci.claremont.ca.us). All emails will be distributed to the City Council and imaged into the record of the meeting.

**OPTION 3: MAIL** - Public comments may be mailed to Claremont City Hall, Attn: City Clerk's Office, PO Box 880, Claremont, CA 91711. All comments received via mail will be distributed to the City Council and imaged into the record of the meeting.

**OPTION 4: TELEPHONICALLY** - Members of the public wanting to address the City Council telephonically are requested to inform the Claremont City Clerk's office no later than 3:00 p.m. on the day of the meeting. The Claremont City Clerk's office can be reached at (909) 399-5461 or (909) 399-5463. You will be called during consideration of the item you are interested in.

**OPTION 5: REMOTE LIVE COMMENTS** - Through Zoom, if you wish to speak, you may virtually select the "raise hand" button, which can be seen by the City Clerk. If you are dialing in by telephone and wish to speak, please push \*9. This will "raise your hand".

The meeting will not be live streamed through Granicus as the meeting will be live streamed through Zoom instead. The recorded meeting will be uploaded to the City website and preserved.

Dated: March 17, 2023

Notice of Public Sale Notice is hereby given pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property will be sold by Walnut Hills Mobile Home Community (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Walnut Hills Mobile Home Community, payable at time of sale, on Thursday, April 6, 2023 at 10:00 a.m., at the following location: 3745 Valley Blvd., Clubhouse, Walnut, Ca 91789. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobilehome must be removed from the Premises. The property which will be sold is described as follows: Manufacturer: Silvercrest Trade Name: Silvercrest Year: 1976 H.C.D. Decal No: LAW3737 Serial No.: A9723, B9723 The current location of the subject property is: 3745 W. Valley Blvd., Space 135, Walnut, Ca 91789. The public auction will be made to satisfy the lien for storage of the above-described property that was deposited by The Estate of James D. Gonzales/James D. Gonzales and The Cit Group/Sales Financing Inc with Walnut Hills Mobile Home Community. The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is \$7,298.35. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: March 17, 2023 HART KIENLE PENTECOST By: Ryan J. Egan Authorized Agent for Walnut Hills Mobile Home Community Contact: Julie Rosario (714) 432-8700 (IFS# 29870 03/17/23, 03/24/23)

Trustee Sale#: Segura 1021012FMG Title Order No: 8780208 APN: 8706-013-029 Notice of Trustee's Sale You are in default under a notice of delinquent assessment recorded 8/19/2022. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On 4/19/2023 at 11:00 AM., MLG Assessment Recovery, LLC, as the duly appointed trustee will sell all right, title and interest held by the trustee, but without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to satisfy to the obligation secured by the lien as set forth in that certain Notice of Delinquent Assessment, recorded on 8/19/2022 as Document No. 20220830678 of Official Records in the Office of the Recorder of Los Angeles County, California, wherein this office is the duly appointed trustee. The original trustor (record owner at the time the Notice of Delinquent Assessment was recorded) was Eduardo X. Segura. Will sell at public auction to the highest bidder for cash, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, Ca 91766 Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at the 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 the 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 the property, you may call 949-860-9155 or visit this internet web site [www.innovativefieldservices.com](http://www.innovativefieldservices.com), using the Trustee Sale number listed above. 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. All right, title and interest

under said Notice of Delinquent Assessment in the property situated in said County, describing the land as follows: as more fully described in the above referenced Notice of Delinquent Assessment. The street address and other common designation, if any of the real property described above is purported to be: 23773 Highland Valley Road Diamond Bar, Ca 91765 This sale is subject to a 90-day right of redemption pursuant to Civil Code 5715. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, reasonably estimated fees, charges, and expenses of the Trustee, reasonably estimated to be \$13,692.24. Accrued Interest and additional advances, if any, will increase this figure prior to sale. The claimant, Diamond Village Condominium HOA, under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 949-860-9155 for information regarding the trustee's sale, or visit this internet website [www.innovativefieldservices.com](http://www.innovativefieldservices.com), using the file number assigned to this case Segura 1021012FMG 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. The Trustee authorized by the Association to enforce the lien by sale is MLG Assessment Recovery, LLC, 166 W. Ramsey St., Banning, Ca, 92220; phone (714) 893-9919. For Sales Information Please Call: 949-860-9155 or Visit This Web Site: [www.innovativefieldservices.com](http://www.innovativefieldservices.com) We are a debt collector attempting to collect a debt. Any information obtained from you will be used for that purpose. Date: 3/14/2023 MLG Assessment Recovery, LLC 166 W Ramsey St. Banning, Ca 92220 Tiffany Lawver, Authorized Signature for MLG Assessment Recovery, LLC, Trustee Agent for Diamond Village Condominium HOA (IFS# 29910 03/17/23, 03/24/23, 03/31/23)

**SUMMARY OF ORDINANCE  
INTRODUCED AT THE REGULAR  
CLAREMONT CITY COUNCIL MEETING  
OF MARCH 14, 2023  
(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](http://www.ci.claremont.ca.us))**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAREMONT, CALIFORNIA, ADOPTING AMENDMENTS TO TITLE 16 OF THE CLAREMONT MUNICIPAL CODE TO: (1) REPEAL SECTION 16.051.050 TITLED "HOTELS/MOTELS"; (2) REPLACE SECTION 16.051.050 WITH A NEW CHAPTER 16.101 TITLED "HOTELS/MOTELS"; AND (3) AMEND EXISTING AND ADD NEW SECTIONS TO CHAPTER 16.900 (DEFINITIONS) PERTAINING TO HOTELS AND MOTELS**

The proposed ordinance would amend Claremont Municipal Code Section 16.051.050 by replacing it with Claremont Municipal Code Chapter 16.101 to include new requirements that would be imposed on all hotel/motel operators Citywide, create a Conditional Use Permit (CUP) procedure, and establish a City Interdepartmental Team (CIT).

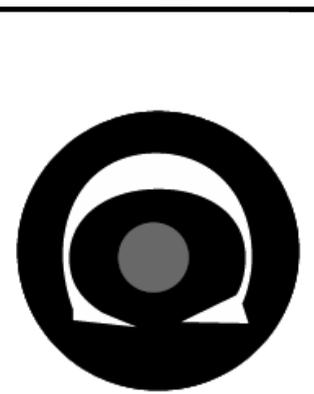
PUBLISH: FRIDAY, MARCH 17, 2023

In accordance with Sec. 106 of the Programmatic Agreement, AT&T plans a 60' STEALTH TOWER at 1700 N. TOWNE AVE. CLAREMONT, CA. 91711. Please direct comments to Gavin L. at 818-898-4866 regarding site CLL05463. 3/17, 3/24/23 CNS-3678512# CLAREMONT COURIER

T.S. No.: 2014-08308-CA A.P.N.: 5451-026-007 Property Address: 549 Lotus Street, Los Angeles, CA 90065 **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: MAYROOM BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Trustor: CYNTHIA T. SIMKINS,****

**UNMARRIED Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 01/31/2006 as Instrument No. 06 0225250 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 05/04/2023 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: \$ 896,677.94 **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: 549 Lotus Street, Los Angeles, CA 90065 A.P.N.: 5451-026-007 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 896,677.94. **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 2014-08308-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 2014-08308-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 14, 2023 **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: March 17, 24 and 31, 2023



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**FICTITIOUS BUSINESS NAME**  
**File No. 2023045258**

The following person(s) is (are) doing business as: 1.) **KIM'S POWER FITNESS NUTRITION AND HEALTH SPECIALIZATION 2707 S. Diamond Bar Blvd Ste 105, Diamond Bar CA 91765, Los Angeles County.** Mailing Address: 3215 Oakcreek Rd, Chino Hills, CA 91709. Registrant(s): Power House Fitness Studios, LLC, 3215 Oakcreek Rd, Chino Hills, CA 91709. This business is conducted by a Limited Liability Company. #CA 20235511106

Registrant commenced to transact business under the fictitious name or names listed above in 02/23. I declare that all information in this statement is true and correct. /s/ Kimberly Orantes Title: CEO

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 03/01/23. 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: March 10, 17, 24 and 31, 2023

T.S. No.: **2016-01479-CA.A.P.N.:2156-028-147** Property Address: **18550 Hatteras Street, No.115, Los Angeles, CA 91356**

**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 NOTE: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY **IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/17/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** Trustor: **Alexander Palnov, A Single Man** Duly Appointed Trustee: **Western Progressive, LLC** Deed of Trust Recorded **03/24/2006** as Instrument No. **06 0631354** in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California. Date of Sale: **04/20/2023 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: **\$ 640,183.25** 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: **18550 Hatteras Street, No.115, Los Angeles, CA 91356** A.P.N.: **2156-028-147** 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: **\$ 640,183.25**. 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 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 **619-846-7649** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-947862-SH**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 23, 2023 **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>

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 **2016-01479-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 **2016-01479-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: February 23, 2023 **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: March 3, 10 and 17, 2023

**NOTICE OF TRUSTEE'S SALE TS No. CA-22-947862-SH** Order No.: **220622174-CA-VOO** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED **9/21/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 duly appointed trustee. 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **TIMOTHY PURUGGANAN AND KAREN PURUGGANAN, HUSBAND AND WIFE AS JOINT TENANTS** Recorded: **9/28/2006** as Instrument No. **06-2156699** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **4/19/2023 at 11:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$680,643.01** The purported property address is: **940 SCRIPPS DR, CLAREMONT, CA 91711** Assessor's Parcel No.: **8303-008-005** **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 **619-846-7649** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-947862-SH**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if

you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **619-846-7649**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-22-947862-SH** 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** For NON SALE information only Sale Line: **800-280-2832** Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: **CA-22-947862-SH** IDSPub #0184135 3/3/2023 3/10/2023 3/17/2023

**NOTICE OF TRUSTEE'S SALE TS No. CA-19-871898-CL** Order No.: **DEF-506103** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED **2/21/2006. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 duly appointed trustee. 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **Joseph Salazar, a single man** Recorded: **3/2/2006** as Instrument No. **06 0456922** of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: **4/6/2023 at 9:00 AM** Place of Sale: **At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom** Amount of unpaid balance and other charges: **\$718,003.18** The purported property address is: **1250 KINGLAKE DRIVE, DIAMOND BAR, CA 91765** Assessor's Parcel No.: **8763-022-017** **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 **800-280-2832** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-19-871898-CL**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if

highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-19-871898-CL** 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711** For NON SALE information only Sale Line: **800-280-2832** Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: **CA-19-871898-CL** IDSPub #0184006 3/3/2023 3/10/2023 3/17/2023

**FICTITIOUS BUSINESS NAME**  
**File No. 2023044659**

The following person(s) is (are) doing business as: 1.) **WOLFE'S MARKET 2.) WOLFE'S KITCHEN & DELI** 160 W. Foothill Blvd, Claremont, CA 91711, Los Angeles County. Registrant(s): E Wolfe Enterprises Inc 160 W. Foothill Blvd, Claremont, CA 91711. This business is conducted by a Corporation. #CA 971653 Registrant commenced to transact business under the fictitious name or names listed above in 04/18. I declare that all information in this statement is true and correct. /s/ Shauna Wolfe Title: Treasurer

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 02/28/23. 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: March 3, 10, 17 and 24, 2023

**FICTITIOUS BUSINESS NAME**  
**File No. 2023032585**

The following person(s) is (are) doing business as: 1.) **WEST COAST FROST** 12042 Creekevlew, Granada Hills, CA 91344, Los Angeles County. Mailing Address: 2129 Oxford Ave., Claremont CA 91711. Registrant(s): Jonathan Ray Ivy Jr. 2129 Oxford Ave., Claremont CA 91711. This business is conducted by an Individual.

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

This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 02/13/22. 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: March 3, 10, 17 and 24, 2023

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: LEROY CHARLES MALONE**  
**CASE NO. 23STPB02154**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LEROY CHARLES MALONE. A PETITION FOR PROBATE has been filed by MELISSA LORRAINE HEWLETT in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MELISSA LORRAINE HEWLETT 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 with limited authority. (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: 04/12/23 at 8:30AM in Dept. 29 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner  
**TATIANNIA Y. METTERS - SB 243998,**  
**LAW OFFICES OF TATIANNIA Y. METTERS, APC**  
**1631 BEVERLY BOULEVARD**  
**LOS ANGELES CA 90026**  
**3/10, 3/17, 3/24/23**  
**CNS-3676456#**  
**CLAREMONT COURIER**

**NOTICE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 775 S. Mills Ave., Claremont, CA 91711, March 29, 2023, 12:15 PM. Valentina Gollette, Description of Goods: Bags, boxes, clothes, shoes, toys, cleaning supplies, bins, holiday decor, life jackets, fishing pole, water jugs. The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above 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. CN994560 03-29-2023 Mar 10,17, 2023

**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 March 28, 2023 at 10:00 am. Phyllis Phelps- boxes of household items, personal items. Phyllis Phelps- Household goods. Katrina Tejada- Household item, furniture. Laneasha Moody-dishware, boxes; totes, misc. items. Jayden Williams- Boxes, posters, Fridge, Mattress. Ernest Orozco- misc containers, personal effects. Cynthia Jennings- Household items. Tishunia Peterson- bid, fridge, couch, table, chairs, boxes, household item, tvs, dresser. Harvey Brooks- personal items, paperwork, misc. Santos Sanchez- Misc household items, tools. The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above 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. CN994561 03-28-2023 Mar 10,17, 2023

**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: 919 W Gladstone St San Dimas, CA 91773 on 3/28/2023 @ 12:00 pm. Christy Day-Household Goods/Work Goods. Deidra Gonzales- Boxes, tubs, clothing, TV's. Eileen Bachicha- Trophies, misc household items. Mark Aviles- Furniture and boxes. Valerie Trejo- Clothes, towels, baby items. Matthew Anderson- Boxes of Sports memorabilia, asst household goods and holiday decor. The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above 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. CN994420 03-28-2023 Mar 10,17, 2023

**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 on March 28, 2023 at 11:30 am. James Holmes - Chairs, boxes, pictures, bags, clothes, wood furniture pieces, lamps, vintage pieces of home decor. Ruben Vega - Box Spring, bed frame, bookshelf, folding table, clothes, chairs, tool box, luggage, ice chest. Joy Dizon - Baby wipes, bags, bins, chairs, luggage, tarp, ice chest, boxes, totes, drink dispenser. The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above 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. CN994339 03-28-2023 Mar 10,17, 2023



**County of Los Angeles  
Department of the Treasurer  
and Tax Collector**

**Notice of Divided Publication**

Pursuant to Revenue and Taxation Code (R&TC) Sections 3702, 3381, and 3382, the Los Angeles County Treasurer and Tax Collector is publishing in divided distribution, the Notice of Sale of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell in and for the County of Los Angeles, State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

**Notice of Online Public Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2023A)**

Whereas, on Tuesday, January 10, 2023, the Board of Supervisors of the County of Los Angeles, State of California, directed me, KEITH KNOX, Treasurer and Tax Collector, to sell at online public auction certain tax-defaulted properties.

I hereby give public notice, that unless said properties are redeemed, prior to the close of business on the last business day prior to the first day of the online public auction, or Friday, April 21, 2023, at 5:00 p.m. Pacific Time, I will offer for sale and sell said properties on Saturday, April 22, 2023, beginning at 3:00 p.m. Pacific Time, through Tuesday, April 25, 2023, at 12:00 p.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online public auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles).

The minimum bid for each parcel is the total amount necessary to redeem, plus costs, as required by R&TC Section 3698.5.

If a property does not sell during the online public auction, the right of redemption will revive and remain until Friday, May 19, 2023, at 5:00 p.m. Pacific Time.

I will re-offer any properties that did not sell or were not redeemed prior to Friday, May 19, 2023, at 5:00 p.m. Pacific Time, for sale at online public auction at [www.bid4assets.com/losangeles](http://www.bid4assets.com/losangeles) beginning Saturday, May 20, 2023, at 3:00 p.m. Pacific Time, through Tuesday, May 23, 2023, at 12:00 p.m. Pacific Time.

Prospective bidders should obtain detailed information of this sale from the County of Los Angeles Treasurer and Tax Collector (TTC) at [ttc.lacounty.gov](http://ttc.lacounty.gov). Bidders are required to pre-register at [www.bid4assets.com](http://www.bid4assets.com) and submit a refundable \$5,000 deposit in the form of wire transfer, electronic check, cashier's check or bank-issued money order at the time of registration. Registration will begin on Friday, March 17, 2023, at 8:00 a.m. Pacific Time and end on Tuesday, April 18, 2023, at 5:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all property "as is" and the County and its employees are not liable for any known or unknown conditions of the property, including, but not limited to, errors in the records of the Office of the Assessor (Assessor) pertaining to improvement of the property.

If the TTC sells a property, parties of interest, as defined by R&TC Section 4675, have a right to file a claim with the County for any proceeds from the sale, which are in excess of the liens and costs required to be paid from the proceeds. If there are any excess proceeds after the application of the minimum bid, the TTC will send notice to all parties of interest, pursuant to law.

Please direct requests for information concerning redemption of tax-defaulted property to the Treasurer and Tax Collector, at 225 North Hill Street, Room 130, Los Angeles, California 90012. You may also call (213) 974-2045, Monday through Friday, 8:00 a.m. to 5:00 p.m. Pacific Time, visit our website at [ttc.lacounty.gov](http://ttc.lacounty.gov) or email us at [auction@ttc.lacounty.gov](mailto:auction@ttc.lacounty.gov).

The Assessor's Identification Number (AIN) in this publication refers to the Assessor's Map Book, the Map Page, and the individual Parcel Number on the Map Page. If a change in the AIN occurred, the publication will show both prior and current AINs. An explanation of the parcel numbering system and the referenced maps are available at the Office of the Assessor located at 500 West Temple Street, Room 225, Los Angeles, California 90012, or at [assessor.lacounty.gov](http://assessor.lacounty.gov).

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on February 17, 2023.

KEITH KNOX  
Treasurer and Tax Collector  
County of Los Angeles  
State of California

The real property that is subject to this notice is situated in the County of Los Angeles, State of California, and is described as follows:

- PUBLIC AUCTION NOTICE OF SALE OF TAX-DEFAULTED PROPERTY SUBJECT TO THE POWER OF SALE (SALE NO. 2023A)**  
4093 AIN 8307-010-007 EDDLEMAN, JAN M LOCATION CITY-CLAREMONT \$99,981.00  
4108 AIN 8669-020-022 SCHWAB, PAUL E AND SHIRLEY B TRS SCHWAB TRUST AND BARNES, S R CO TR BARNES TRUST LOCATION CITY-CLAREMONT \$2,411.00  
4109 AIN 8673-004-016 SANGHVI HOLDINGS LLC C/O C/O RAJIV SANGHVI LOCATION COUNTY OF LOS ANGELES \$2,725.00  
4111 AIN 8673-018-016 TAMURA, YOKO TRUST NUMBER 907-0014 LOCATION COUNTY OF LOS ANGELES \$2,738.00  
CN994506 515 Mar 17,24,31, 2023

File #1004-5982823 T.S. No.: 19-13635-01 Notice of Trustee's Sale Deed of Trust with Assignment of Rents (hereinafter referred to as "Deed of Trust") Note: There is a summary of the information in this document attached\* [Pursuant to civil code § 2923.3(a), the summary of information referred to above is not attached to the recorded copy of this document, but only to the copies provided to trustor.] You are in default under a deed of trust dated 11/25/2015. Unless you take action to protect your property, it may be sold at a public sale. If you need an expla-

nation 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. Original Trustor(s): Basel S Hassouneh Duly Appointed Trustee: WT Capital Lender Services, a California corporation Recorded 1/5/2016, as Instrument No. 20160004919 of Official Records in the office of the Recorder of Los Angeles County, California Date of Sale: 4/12/2023 at 11:00 AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, California Amount of unpaid balance and other charges: \$33,542.62 Estimated Street Address and other common designation of real property: 1508 Gide Ct, Diamond Bar, Ca Legal Description: Lot 27 of tract 31152, in the City of Diamond Bar, County of Los Angeles, State of California, as per map recorded in book 896 pages 45 to 51 inclusive of maps, in the office of the County recorder of said County. Except therefrom said land all oil, gas, and other hydrocarbon substances and minerals, without the right of surface entry to a depth of 500 feet now or at any time hereafter situated therein or thereunder or producible therefrom, as corporation, recorded March 29, 1968 as Instrument No. 2456, in book D3955 page 185, official records and re-recorded June 19, 1969 as Instrument No. 1776, in book D4407 page 591, official records, and as modified by a quitclaim deed, recorded December 29, 1972 as Instrument No. 8561, in book D5715 page 536, official records. A.P.N.: 8293-030-018 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. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. 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 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 19-13635-01. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. Notice to tenant: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (559) 228-8393, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 19-13635-01 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 13, 2023 WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By Nate Kucera, Chief Executive Officer (IFS# 29880 03/17/23, 03/24/23, 03/31/23)

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: 04/07/23 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner KATHLEEN B. FLANNERY - SBN 76412 ATTORNEY AT LAW P.O. BOX 358 CLAREMONT CA 91711 03/10, 03/17, 03/24/23 CLAREMONT COURIER

**FICTITIOUS BUSINESS NAME File No. 2023037149**  
The following person(s) is (are) doing business as: 1. HEAVENSTONE COUNSELING 1490 N. Claremont Blvd., Suite 204, Los Angeles County. Registrant(s): HEAVENSTONE COUNSELING; LICENSED PROFESSIONAL CLINICAL COUNSELOR, INC. 904 E. Lexington Ave, Pomona, CA 91766. This business is conducted by a Corporation #CA 5450197. 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/ Loryna Title: President This statement was filed with the Registrar-Recorder/County Clerk of Los Angeles County on 02/17/23. 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: February 24 and March 3, 10 and 17, 2023

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SUSAN ELISE DOLLAR aka SUSAN E. DOLLAR aka SUSAN DOLLAR CASE NO. 23STPB02057**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SUSAN ELISE DOLLAR aka SUSAN E. DOLLAR aka SUSAN DOLLAR. A PETITION FOR PROBATE has been filed by MARGARET DOLLAR MULLALEY in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MARGARET DOLLAR MULLALEY 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.

or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site <https://www.lpsasap.com/>, using the file number assigned to this case SLG-4612-FLH. 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. For Sales conducted after January 1, 2021 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 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 888-522-6214 or visit this internet website [www.lpsasap.com](http://www.lpsasap.com), using the file number assigned to this case 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 in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 3/9/2023 The Singer Law Group 2601 Main Street Suite 1300 Irvine, CA 92614 Sale Line: (714) 730-2727 Daniel Singer, Attorney A-4777315 03/17/2023, 03/24/2023, 03/31/2023

**FICTITIOUS BUSINESS NAME File No. 2023037149**

TSG No.: 8780131 TS No.: CA2200287953 APN: 8714-019-016 Property Address: 20905 RUNNING BRANCH ROAD DIAMOND BAR, CA 91765 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/16/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 04/06/2023 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/22/2014, as Instrument No. 20141113054, in book , page , of Official Records in the office of the County Recorder of LOS ANGELES County, State of California. Executed by: CHANGQING LI AND SISI CHEN, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 8714-019-016 The street address and other common designation, if any, of the real property described above is purported to be: 20905 RUNNING BRANCH ROAD, DIAMOND BAR, CA 91765 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 710,260.27. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that

may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2200287953 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2200287953 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0422443 To: CLAREMONT COURIER 03/17/2023, 03/24/2023, 03/31/2023

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

(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)  
Escrow No. 12034-JH

NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: SANG MOON LEE AND WON HEE LEE, 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 Doing Business as: LITTLE TOKYO RESTAURANT All other business names(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: LTS START, INC., 3850 WILSHIRE BLVD., #201, LOS ANGELES, CA 90010 The assets being sold are generally described as: EQUIPMENT, FIXTURES AND FURNITURE, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENT, AND COVENANT NOT TO COMPETE and is/are located at: 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 The type of license(s) and license no(s) to be transferred is/are: 41-ON-SALE BEER & WINE EATING PLACE#518176. And are now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TIME ESCROW INC, 3055 WILSHIRE BLVD, # 1150, LOS ANGELES, CA 90010 and the anticipated sale/transfer is APRIL 5, 2023 The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$730,000.00, including inventory estimated at \$5,000.00, which consists of the following: DESCRIPTION/AMOUNT CASH \$220,000.00; DEMAND NOTE \$510,000.00; ALLOCATION-SUB TOTAL \$730,000.00; ALLOCATION TOTAL \$730,000.00. It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 3/6/2023 SANG MOON LEE AND WON HEE LEE, SELLER(S)/LICENSEE(S) LTS START, INC., BUYER(S)/APPLICANT(S) ORD-1551277 CLAREMONT COURIER 3/17/23

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)  
(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)  
Escrow No. 12034-JH  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: SANG MOON LEE AND WON HEE LEE, 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 Doing Business as: LITTLE TOKYO RESTAURANT All other business names(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: LTS START, INC., 3850 WILSHIRE BLVD., #201, LOS ANGELES, CA 90010 The assets being sold are generally described as: EQUIPMENT, FIXTURES AND FURNITURE, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENT, AND COVENANT NOT TO COMPETE and is/are located at: 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 The type of license(s) and license no(s) to be transferred is/are: 41-ON-SALE BEER & WINE EATING PLACE#518176. And are now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TIME ESCROW INC, 3055 WILSHIRE BLVD, # 1150, LOS ANGELES, CA 90010 and the anticipated sale/transfer is APRIL 5, 2023 The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$730,000.00, including inventory estimated at \$5,000.00, which consists of the following: DESCRIPTION/AMOUNT CASH \$220,000.00; DEMAND NOTE \$510,000.00; ALLOCATION-SUB TOTAL \$730,000.00; ALLOCATION TOTAL \$730,000.00. It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 3/6/2023 SANG MOON LEE AND WON HEE LEE, SELLER(S)/LICENSEE(S) LTS START, INC., BUYER(S)/APPLICANT(S) ORD-1551277 CLAREMONT COURIER 3/17/23

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE(S)  
(UCC Sec. 6105 et seq. and B & P Sec. 24073 et seq.)  
Escrow No. 12034-JH  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license(s) is about to be made. The name(s) and business address(es) of the Seller(s)/Licensee(s) are: SANG MOON LEE AND WON HEE LEE, 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 Doing Business as: LITTLE TOKYO RESTAURANT All other business names(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: LTS START, INC., 3850 WILSHIRE BLVD., #201, LOS ANGELES, CA 90010 The assets being sold are generally described as: EQUIPMENT, FIXTURES AND FURNITURE, GOODWILL, TRADENAME, LEASE, LEASEHOLD IMPROVEMENT, AND COVENANT NOT TO COMPETE and is/are located at: 150 EAST BONITA AVENUE, SAN DIMAS, CA 91773 The type of license(s) and license no(s) to be transferred is/are: 41-ON-SALE BEER & WINE EATING PLACE#518176. And are now issued for the premises located at: SAME The bulk sale and transfer of alcoholic beverage license(s) is/are intended to be consummated at the office of: TIME ESCROW INC, 3055 WILSHIRE BLVD, # 1150, LOS ANGELES, CA 90010 and the anticipated sale/transfer is APRIL 5, 2023 The purchase price or consideration in connection with the sale of the business and transfer of the license, is the sum of \$730,000.00, including inventory estimated at \$5,000.00, which consists of the following: DESCRIPTION/AMOUNT CASH \$220,000.00; DEMAND NOTE \$510,000.00; ALLOCATION-SUB TOTAL \$730,000.00; ALLOCATION TOTAL \$730,000.00. It has been agreed between the seller(s)/licensee(s) and the intended buyer(s)/applicant(s), as required by Sec. 24073 of the Business and Professions code, that the consideration for transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 3/6/2023 SANG MOON LEE AND WON HEE LEE, SELLER(S)/LICENSEE(S) LTS START, INC., BUYER(S)/APPLICANT(S) ORD-1551277 CLAREMONT COURIER 3/17/23

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: SUSAN ELISE DOLLAR aka SUSAN E. DOLLAR aka SUSAN DOLLAR CASE NO. 23STPB02057**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SUSAN ELISE DOLLAR aka SUSAN E. DOLLAR aka SUSAN DOLLAR. A PETITION FOR PROBATE has been filed by MARGARET DOLLAR MULLALEY in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that MARGARET DOLLAR MULLALEY 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.

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CARETAKER for residential home, one hour per week. Monthly interior/exterior maintenance as needed. 25-30 years experience in the "trades." References required. Leave message at 909-626-0572. No texts.

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### Guest House for Rent

GUEST house in Claremont Village for rent. 500 sq. ft., one bedroom. \$2,499 per month. Call or text 909-544-7842.

## House for Rent

CHARMING craftsman-era house with mountain views in San Antonio Heights. Three bedrooms, two full bathrooms. Large yard, gated driveway with covered parking, no garage, attached storage closet. Approximately 1,100 sq. ft. total. \$2,950/month (F&L required to move in) Shown by appointment only. Call or text for details 909-717-9739.

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SMALL SPACE, residential or commercial, to use as painting studio. Need around 150 sq. ft., window(s) for natural light, access to utility sink and bathroom. Can be crummy. Contact: donnfry@msn.com or 206-819-8053.

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Steven at  
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T.S. No.: 2022-00815-CA A.P.N.:4317-012-016 Property Address: 2175 SOUTH BEVERLY GLEN BOULEVARD NO. 311, LOS ANGELES, CA 90025

**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 NA NAKALAKIP LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/13/2005, 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: Mehrdad Kasher, An Unmarried Man Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 05/13/2005 as Instrument No. 05 1133538 in book —, page— and of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 04/20/2023 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: \$ 380,416.83 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: 2175 SOUTH BEVERLY GLEN BOULEVARD NO. 311, LOS ANGELES, CA 90025 A.P.N.: 4317-012-016 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: \$ 380,416.83. 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 2022-00815-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 2022-00815-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: February 22, 2023 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: March 10, 17 and 24, 2023**

# SERVICES

## AC/Heating

**STEVE'S HEATING & AIR CONDITIONING**  
Serving your area for over 25 years. Repairs all makes/models. Free service call with repair. Free estimate on new units. MC/Visa. 100 percent financing. Senior discounts. Lic.744873  
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PRIVATE caregiver 20+ years experience, working with hospice patients for last 4 years. I administer medication & insulin shots, treat pressure sores. 909-660-1909. 909-360-8209.

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IN need of a male caregiver? We provide excellent care experience/references. Call Abraham Ortega, 909-471-0453.

In need of a caregiver? Call Blanca at 909-471-0454. We provide 24/7 care, excellent references and experience.

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**COMPLETE CLEANING.** 25 years experience, licensed, bonded, references upon request, weekly, bi-weekly. Robyn, 909-244-6434.

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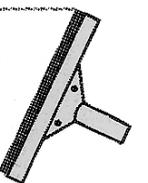
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## Claremont Recent Sales February 2023

Address	Total sq. ft.	Price
4175 Via Padova	1787	\$1,025,000.00
817 Butte St	1868	\$1,000,000.00
1413 Briarcroft Rd	2362	\$945,000.00
525 Cinderella Dr	1349	\$750,000.00
2925 N Mountain Ave	1990	\$865,000.00
3831 Grand Ave	5578	\$2,400,909.09
1890 N Indian Hill Blvd	2201	\$980,454.55
2276 Kemper Ave	2935	\$1,000,000.00
578 Scottsbluff Dr	2190	\$900,000.00

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

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T.S. No.: 2022-01456-CAA.P.N.:2844-026-131 Property Address: 28025 SARABANDE LANE UNIT 1213, CANYON COUNTRY, CA 91351  
**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 TO THE DEED OF TRUST DATED 06/10/2006. 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: JUAN CARLOS ARROYO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 06/23/2006 as Instrument No. 06 1383011 in book —, page — and of Official Records in the office of the Recorder of Los Angeles County, California, Date of

Sale: 04/26/2023 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: \$ 248,038.80  
**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: 28025 SARABANDE LANE UNIT 1213, CANYON COUNTRY, CA 91351 A.P.N.: 2844-026-131 The undersigned Trustee disclaims any liability for any inaccuracy 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: \$ 248,038.80. 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 2022-01456-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 (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2022-01456-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: February 24, 2023 Western Progressive, LLC, as Trustee for beneficiary/o 1500 Palma Drive, Suite 237Ventura, CA 93003Sale Information Line: (866) 960-8299 <https://www.altisource.com/LoginPage.aspx>  
 Trustee Sale Assistant  
**WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.** PUBLISH: March 10, 17 and 24, 2023

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"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."  
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