



**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 Online Sealed Bid Auction 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 Sealed Bid Auction of Tax-Defaulted Property Subject to the Tax Collector's Power to Sell (Sale No. 2024C)**

Whereas, on Tuesday, September 24, 2024, the Board of Supervisors of the County of Los Angeles, State of California, directed the County of Los Angeles Treasurer and Tax Collector (TTC), to sell certain tax-defaulted properties at the online sealed bid auction.

The TTC does hereby give public notice, that unless said properties are redeemed, prior to the close of business on Tuesday, December 17, 2024, at 5:00 p.m. Pacific Time, the last business day prior to the first day of the online sealed bid auction, the TTC will offer for sale and sell said properties on Wednesday, December 18, 2024, beginning at 11:00 a.m. Pacific Time, through

Thursday, December 19, 2024, at 11:00 a.m. Pacific Time, to the highest bidder, for not less than the minimum bid, at online sealed bid auction at [www.govease.com/los-angeles](http://www.govease.com/los-angeles).

The only persons that are eligible to submit bids are owners of contiguous parcels or a holder of record of either a predominant easement or right-of-way easement.

Bidders are required to pre-register at [www.govease.com/los-angeles](http://www.govease.com/los-angeles) and submit a deposit of 10 percent of the spend limit that is set by each registered bidder. Bid deposits must be in the form of a wire transfer, cashier's check, or bank-issued money order at the time of registration. Registration will begin on Friday, November 22, 2024, at 8:00 a.m. Pacific Time and end on Thursday, December 12, 2024, at 1:00 p.m. Pacific Time.

Pursuant to R&TC Section 3692.3, the TTC sells all properties "as is" and the County and its employees are not liable for any known or unknown conditions of the properties, 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, Califor-

nia 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 Numbers (AIN) in this publication refer 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 November 06, 2024.

*Elizabeth B. Ginsberg*  
ELIZABETH BUENROSTRO GINSBERG  
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. 2024C)
- 1941 AIN 4248-003-026 KENFIELD DEV LLC LOCATION CITY-LOS ANGELES \$250.00
- 1976 AIN 4207-024-034 GHALILI, SHAHRAM LOCATION CITY-CULVER CITY \$250.00
- CN112090 516 Nov 28, Dec 5, 12, 2024

Culver City News 11/28,12/5,12/24-147887

**Legal Notices-CC**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24TRCP00362**

TO ALL INTERESTED PERSONS: Petitioner: MATTHEW PAUL PIGOTT filed a petition with this court for a decree changing names as follows: MATTHEW PAUL PIGOTT to MATTHEW PAUL PIGOTT DUPRE.

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING 01/10/2025 08:30 AM in Dept M Superior Court of California County of Los Angeles 825 Maple Avenue Torrance, CA 90503**

To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm). A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Culver City News

**Legal Notices-CC**

DATE: 11/08/2024 Gary Y. Tanaka Judge of the Superior Court **Culver City News 11/28,12/5,12,19/24-147986**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24TRCP00361**

TO ALL INTERESTED PERSONS: Petitioner: SHANNON MARY O'KEEFE filed a petition with this court for a decree changing names as follows: SHANNON MARY O'KEEFE to SHAY MARY DUPRE.

THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

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cessive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Culver City News DATE: 11/08/2024 David K. Reinert Judge of the Superior Court **Culver City News 11/28,12/5,12,19/24-147987**

**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF FERRELL SANDERS aka PHAROAH SANDERS Case No. 22STPB09961**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of FERRELL SANDERS aka PHAROAH SANDERS AN AMENDED PETITION FOR PROBATE has been filed by Larry D. Lewellyn in the Superior Court of California, County of LOS ANGELES. THE AMENDED PETITION FOR PROBATE requests that Larry D. Lewellyn and L'Tanya Butler be appointed as personal representative to administer the estate of the decedent. THE AMENDED 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 in-

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terested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the amended petition will be held on Dec. 13, 2024 at 8:30 AM in Dept. No. 5 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.

**FICTITIOUS BUSINESS NAME STATEMENT 2024-159420**

The following person is doing business as: a) BOTELYA b) BOTELYA FLORAL STUDIO, 12063 W JEFFERSON BLVD, CULVER CITY, CA 90230. Registered Owners: CATHERINA AMADOR, 12063 W JEFFERSON BLVD, CULVER CITY, CA 90230. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: CATHERINA AMADOR, OWNER. This statement was filed with the County Recorder Office: 7/29/2024. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. 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). **Culver City News 8/8, 15, 22, 29/24-144972 11/21, 28, 12/5, 12/24-147957**

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**Attorney for petitioner: LARRY D LEWELLYN ESQ SBN 141687 LAW OFFICES OF LARRY D LEWELLYN 2305 TORRANCE BLVD TORRANCE CA 90501 CN111617 SANDERS Nov 28, Dec 5, 12, 2024 Culver City News 11/28,12/5,12/24-148107**

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