

Classifieds

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DEPARTMENT OF THE TREASURER AND TAX COLLECTOR

Notice of Divided Publication

NOTICE OF DIVIDED PUBLICATION OF THE PROPERTY TAX-DEFAULT LIST (DELINQUENT LIST)

Made pursuant to Section 3371,
Revenue and Taxation Code

Pursuant to Revenue and Taxation Code Sections 3381 through 3385, the County of Los Angeles Treasurer and Tax Collector is publishing in divided distribution, the Notice of Power to Sell Tax Defaulted Property in and for the County of Los Angeles (County), State of California, to various newspapers of general circulation published in the County. A portion of the list appears in each of such newspapers.

The County of Los Angeles Treasurer and Tax Collector, State of California, certifies that:

Notice is given that by operation of law at 12:01 a.m. Pacific Time, on July 1, 2021, the Tax Collector declared the real properties listed below tax defaulted. The declaration of default was due to non-payment of the total amount due for the taxes, assessments, and other charges levied in tax year 2020-21 that were a lien on the listed real property. Non-residential commercial property and property upon which there is a recorded nuisance abatement lien shall be subject to the tax collector's power to sell after three years of defaulted taxes. Therefore, if the 2020-21 taxes remain defaulted after June 30, 2024, the property will become subject to the tax collector's power to sell and eligible for sale at the County's online auction

in 2025. All other property that has defaulted taxes after June 30, 2026, will become subject to the tax collector's power to sell and eligible for sale at the County's online auction in 2027. The list contains the name of the assessee and the total tax, which was due on June 30, 2021, for tax year 2020-21, opposite the parcel number. Payments to redeem tax-defaulted real property shall include all amounts for unpaid taxes and assessments, together with the additional penalties and fees as prescribed by law, or be paid under an installment plan of redemption if initiated prior to the property becoming subject to the tax collector's power to sell.

The Treasurer and Tax Collector's Office will furnish, upon request, information concerning making a payment in full or initiating an installment plan of redemption. Requests must be made at 225 North Hill Street, First Floor Lobby, Los Angeles, California 90012. For more information, please visit our website at tcc.lacounty.gov or contact us at (213) 974-2111.

I certify under penalty of perjury that the foregoing is true and correct. Executed at Los Angeles, California, on August 11, 2023.

Elizabeth Buenrostro Ginsberg
Chief Deputy Treasurer and Tax
Collector
County of Los Angeles
State of California

Assessee/taxpayers, who have disposed of real property after January 1, 2020, may find their names listed because the Office of the Assessor has not yet updated the assessment roll to reflect the change in ownership.

CITY OF AVALON - NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that the City of Avalon with its principal place of business at 410 Avalon Canyon Road, Avalon, CA 90704 ("City") invites and will receive sealed bids ("Bids") up to but not later than 4 p.m. Thursday, September 28, 2023 at the Office of the City Clerk located at 410 Avalon Canyon Road, Avalon, CA 90704, for the furnishing to City of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for Phase II Community ADA Ramp Project ("Project"). At said time, Bids will be publicly opened and read aloud. Bids received after said time shall be returned unopened. Bids shall be valid for a period of 90 calendar days after the bid opening date.

The scope of the proposed work is to construct Americans with Disabilities Act (ADA) compliant curb ramps at various locations throughout the City in accordance with the attached drawings. The base bid includes six ramp. All construction work will be completed by December 2023.

Bids must be submitted on City's Bid Forms. Bidders may obtain a copy of the Contract Documents from www.cityofavalon.com/219/Bidding-and-Proposals, 410 Avalon Canyon Road, Avalon, CA 90704, 310.510.0220. To the extent required by section 20103.7 of the Public Contract Code, upon request from a contractor plan room service, City shall provide an electronic copy of the Contract Documents at no charge to the contractor plan room.

It is the responsibility of each prospective Bidder to download and print all Contract Documents for review and to verify the completeness of Contract Documents before submitting a bid. Any addenda will be posted on www.cityofavalon.com/219/Bidding-and-Proposals. It is the responsibility of each prospective Bidder to check www.cityofavalon.com/219/Bidding-and-Proposals on a daily basis through the close of receiving bids for any applicable addenda or updates. City does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the Contract Documents.

Information on www.cityofavalon.com/219/Bidding-and-Proposals may change without notice to prospective Bidders.

The Contract Documents shall supersede any information posted or transmitted by www.cityofavalon.com/219/Bidding-and-Proposals. Each Bid shall be accompanied by cash, a certified or cashier's check, or bid bond secured from a surety company satisfactory to the City, the amount of which shall not be less than five percent (5%) of the submitted Total Bid Price, made payable to the City of Avalon as bid security. The bid security shall be provided as a guarantee that within ten (10) days after City provides the successful Bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with City.

This is a HUD Section 3 covered construction contract and requires compliance with the labor hour benchmarks outlined in Section 3 of the Housing and Urban Development Act. A Section 3 Pre-Bid

Meeting will be held at 2 p.m., Friday, September 22, 2023, virtually via Zoom and in person at 410 Avalon Canyon Road, Avalon, CA 90704, to explain the Section 3 requirements and benchmarks. Direct all questions to Robert Greenlaw, Public Works Director, Section 3 Coordinator at 310.510.0220, ext. 129, or brgreenlaw@cityofavalon.com.

Prior to awarding a contract, the City will verify contractor's: 1) status with the California Department of Industrial Relations at <http://www.cslb.ca.gov>, <https://efiling.dir.ca.gov>, and 2) eligibility at <http://dir.ca.gov/dlse/dbar.html> and excluded parties list at the federal System for Award Management (SAM) website <https://sam.gov>. The successful Bidder will be required to furnish a faithful performance bond and a labor and material payment bond each in an amount equal to one hundred percent (100%) of the Contract Price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by City to ensure its performance under the Contract.

Pursuant to Labor Code Section 1773, City has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in Los Angeles County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/.

In addition, a copy of the prevailing rate of per diem wages is available at City's Public Works Department and shall be made available to interested parties upon request. The successful Bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any Contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this Project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this Contract and applicable law in its Bid.

Unless otherwise provided in the Instructions to Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the Contract: A - Engineering Contractor, B - General Contractor, or C - Specialty Contractor (appropriate to the work scope).

Substitution requests shall be made within 35 calendar days after the award of the Contract. Pursuant to Public Contract Code Section 3400(b), City may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Contract Documents be used for the Project. Such findings, if any, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions.

City shall award the contract for the Project to the lowest responsive, responsible Bidder as determined by City from the base bid alone. City reserves the right to reject any or all Bids or to waive any irregularities or informalities in any Bids or in the bidding process.

For further information, contact:
Robert Greenlaw, P.E., Director of Public Works
PO Box 707, Avalon, CA 90704

Catalina Islander 9/15,22/2023-134821

ASSESSOR'S IDENTIFICATION NUMBERING SYSTEM EXPLANATION

The Assessor's Identification Number, when used to describe property in this list, refers to the Assessor's map book, the map page, the block on the map (if applicable), and the individual parcel on the map page or in the block. The Assessor's maps and further explanation of the parcel numbering system are available at the Office of the Assessor.

The following property tax defaulted on July 1, 2021, for the taxes, assessments, and other charges for the Tax Year 2020-21:

LISTED BELOW ARE PROPERTIES THAT DEFAULTED IN 2021 FOR TAXES, ASSESSMENTS AND OTHER CHARGES FOR THE FISCAL YEAR 2020-2021.

AMOUNT OF DELINQUENCY AS OF THIS PUBLICATION IS LISTED BELOW.

CAMELLO, AGOSTINO TR CAMELLO FAMILY TRUST SITUS 230 CLA-RESSA AVE AVALON CA 90704-2833 7480-012-003 \$25,231.61

CAMELLO, RAFAELLA TR RAFAELLA CAMELLO TRUST SITUS 323 SUMNER AVE AVALON CA 90704-3112 7480-031-020 \$50,189.05

CAMPOS, MIGUEL L SITUS 68 CANYON TERRACE RD AVALON CA 90704-2824 7480-050-044/S2020-010 \$2,889.79

LEE, ROSEMARY P TR LEE FAMILY TRUST SITUS 30 AVALON TERRACE RD AVALON CA 90704-2825 7480-050-006 \$2,184.39

Catalina Islander 9/1,8,15/2023-134025

Announcements

Announcing Catalina's Luxurious
Unique Enterprises.
(C. L. Unique Enterprises)
For more information, please call
916-545-5982

Notices

FICTITIOUS BUSINESS NAME STATEMENT 2023-192710

The following person(s) is (are) doing business as: **CATALINA ISLAND HEALTH**, Located at: 100 FALLS CANYON ROAD, AVALON, CA 90704. Mailing address: PO BOX 1563, AVALON, CA 90704.

Registered Owner(s): AVALON MEDICAL DEVELOPMENT CORPORATION, 100 FALLS CANYON ROAD, AVALON, CA 90704.

This business is conducted by: CORPORATION

Registrant has begun to transact business under the fictitious name(s) listed above on: 08/2023

Signature: JOHN LOVRICH, CFO

This statement was filed with the County Clerk of Los Angeles County on SEPTEMBER 01, 2023

Catalina Islander
9/15,22,29,10/6/23-134805

PLACE AN AD HERE!

310-510-0500

Fax 310-510-2882

210 Metropole St. A

Avalon

file your fictitious business name statements

Publishing only \$65 \$7 per name extra Catalina Islander | 310-510-0500

classifieds@localnewspapers.org

APN: 7480-013-002 TS No: CA05000164-23-1 TO No: 8784023 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 3, 2009. 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 October 26, 2023 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on April 22, 2009 as Instrument No. 20090589384, of official records in the Office of the Recorder of Los Angeles County, California, executed by ROBERT J. PIACENTINI, AN UNMARRIED MAN, as Trustor(s), in favor of GENERATION MORTGAGE COMPANY as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 204 DESCANSO AVE, AVALON, CA 90704 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$681,812.39 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA05000164-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA05000164-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 23, 2023 MTC Financial Inc. dba Trustee Corps TS No: CA05000164-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711-949.252.8300 BY: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 95052, Pub Dates: 9/1/2023, 9/8/2023, 9/15/2023, CATALINA ISLANDER
Catalina Islander 9/1,8,15/2023-134318