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# Beverly Hills Weekly

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Issue 643 • January 26 - February 1, 2012



## Brucker Goes to Washington

Mayor Barry Brucker discusses last week's U.S. Conference of Mayors



# letters & email

## “Community Split Over Roxbury Redo” [Issue #608]

For a city its size, the Beverly Hills Library is one of the finest in the country if not the finest. This is prior to \$5 million of planned upgrades. So why does Roxbury Park need a satellite library within a mile or so of the main library, in addition to an indoor basketball court and a banquet hall? Have certain members of the city council considered a 500-car parking lot so people other than seniors can easily walk to the wrongly located Century City Metro station to take the “subway to the sea”?

**Paul Bernstein**  
Beverly Hills

# briefs

## Hubbard found guilty of two felonies; fired by Newport-Mesa

A jury found former BHUSD Superintendent Jeffrey Hubbard guilty of two felony charges, but acquitted him of a third count Monday afternoon in a Los Angeles courtroom.

On Tuesday afternoon, following a special closed session meeting of the Newport-Mesa Unified School District Board of Education, President Dave Brooks announced the board voted 7-0 to terminate Hubbard’s contract effective Jan. 23, the date Hubbard was convicted. Brooks said Hubbard would not receive a buyout or severance pay.

Deputy Superintendent and Chief Business Official Paul Reed, who acted as superintendent during Hubbard’s approximately five months of paid leave last year, has been tapped to act as superintendent until March 5 or until an interim superintendent is named. The district will begin a superintendent search

with the goal of hiring a superintendent by July 1.

Hubbard was found guilty of allocating \$20,000 to former BHUSD Facilities director Karen Christiansen and raising her car allowance without school board approval, but acquitted of the third charge, which alleged Hubbard gave an illegal \$20,000 raise to former BHUSD Credential Analyst Nora Roque, who now works for NMUSD.

According to attorney Ronald Richards, who is not affiliated with the case, Hubbard faces a maximum of five years in prison. Due to Hubbard’s age, lack of prior record and the relatively small loss amount, Richards said he believes Hubbard does not deserve state prison.

“I think the worst he is going to get is two years in state prison. Otherwise, he should get 180 days in county jail and pay back all the money,” Richards said.

Prior to the conclusion of the trial, Richards said Hubbard’s case followed, “a trend of the district attorney’s office taking cases that involve a breach of the public’s trust seriously.” Richards said it appeared the prosecutor took a “gross negligence case” and turned it into a criminal case.

Hubbard’s attorney Sal Ciulla said he does not believe Hubbard’s actions were criminal.

“After review of everything and hearing all of the evidence throughout the trial, I had the feeling at the beginning of the case [and] I have it even stronger now, that this didn’t rise to the level of a crime,” Ciulla said. “[Hubbard’s] great 30-year career as an edu-

## WHAT’S ON YOUR MIND?

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140 South Beverly Drive #201  
Beverly Hills, CA 90212

You can fax us at:  
310.887.0789

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editor@bhweekly.com



# SNAPSHOT

### Front cover

Mayor Barry Brucker (left) with Manhattan Beach Mayor Richard Montgomery (right) at the U.S. Conference of Mayors in Baltimore in June 2011  
Photo credit: U.S. Conference of Mayors

### Inside Beverly Hills—BHTV10

*Inside Beverly Hills*, moderated by columnist Rudy Cole, will next air on Jan. 26 at 3:30 p.m. and Jan. 27 at 10 p.m. about Information Technology; Jan. 26 at 9 p.m. about Charitable Giving; Jan. 26 at 10 p.m. about Traffic and Parking; Jan. 27 at 5 p.m. about Roxbury Park; and Jan. 30 at 8 p.m. about the Brown Act.

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OUR DATA SPEAKS VOLUMES



## JUST DANCE! MORENO DRIVE

The Company, Beverly High’s advanced dance theatre group, performed student-choreographed pieces at last week’s dance show in the K.L. Peters Auditorium.

Clockwise: Savannah Forno, Shay Saver, Sydney Navid, Adrianna Buonocore, Talia Gergely, Teeah Pandey, Ariella Maman, Alex Carlson, Simone Kochav

cator and administrator in school districts has come crashing down.”

Ciulla said he thought the evidence proved Hubbard did not intend to keep his actions secret.

“I thought the evidence showed that all of his actions were transparent and that he truly

thought Ms. Christiansen would not receive any monies until or unless there was board approval,” Ciulla said.

Ciulla said he has to wait until after Hubbard’s sentencing on Feb. 23 to file a notice of appeal. He said he thinks there are strong “appealable issues” in the case, but

he declined to speak to specifics before the sentencing.

Deputy District Attorney Max Huntsman, who prosecuted the case, said he was pleased with the verdict, but said the district attorney’s office has not yet determined if it will request time in state prison for Hubbard.

“On the one hand, he doesn’t have a criminal record and it’s not a vast sum of money, although he enabled some things that happened in the Christiansen case,” Huntsman said.

Earlier this month, Christiansen was con-  
*briefs cont. on page 4*



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Council of the City of Beverly Hills, at its meeting to be held on **Tuesday, February 7, 2012, at 7:00 p.m.**, in the Council Chambers of the City Hall, 455 N. Rexford Drive, Beverly Hills, CA 90210, will hold a public hearing to consider:

### **AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ORDINANCE NO. 10-O-2584 TO IMPOSE A REAL PROPERTY LIEN FOR DELINQUENT SEWAGE, WATER AND STORM WATER SERVICE CHARGES AND PENALTIES.**

This ordinance amends Beverly Hills Ordinance No. 10-O-2584, which established utility rates, to provide for a lien on the property for delinquent charges and all penalties thereon. The proposed ordinance is enclosed.

This ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The City has determined that the ordinance is not a project and is exempt from CEQA pursuant to Section 15378(b)(4) of Title 14 of the California Code of Regulations.

At the public hearing, the City Council will hear and consider all comments. All interested persons, including all persons owning property within the City, are invited to attend and speak on this matter. Written comments may also be submitted and should be addressed to the City Council, c/o City Clerk, 455 N. Rexford Drive, Beverly Hills, CA 90210. The comments should be received prior to the hearing date.

Please note that if you challenge the Council’s action in regards to this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City, either at or prior to the public hearing.

If there are any questions regarding this notice, please contact Noel Marquis, Assistant Director of Finance in the Beverly Hills Administrative Services/Finance Department at 310.285.2419, or by email at [nmarquis@beverlyhills.org](mailto:nmarquis@beverlyhills.org).

BYRON POPE, CMC  
City Clerk

ORDINANCE NO. \_\_\_\_\_

### **AN ORDINANCE OF THE CITY OF BEVERLY HILLS AMENDING ORDINANCE NO. 10-O-2584 AND CHAPTER 1 OF TITLE 6 OF THE BEVERLY HILLS MUNICIPAL CODE TO IMPOSE A REAL PROPERTY LIEN FOR DELINQUENT SEWAGE, WATER AND STORM WATER SERVICE CHARGES AND PENALTIES**

WHEREAS, California Government Code Section 54354 provides that a local agency that acquires, constructs, or improves a system, plant, works, facilities or undertaking for the collection, treatment, or disposal of sewage, for the obtaining, conserving, treating, and supplying of water, or for the collection, treatment, or disposal of storm water, including drainage, may declare in the resolution or ordinance prescribing or revising charges for the services or facilities furnished by the enterprise that delinquent charges and all penalties thereon when recorded with the county recorder shall constitute a lien upon the real property served; and

WHEREAS, on June 22, 2010, the City of Beverly Hills adopted Ordinance No. 10-O-2584 establishing rates (the “Rate Ordinance”); and

WHEREAS, the City of Beverly Hills desires to amend the Rate Ordinance in order to provide for a lien on property for delinquent charges and all penalties thereon pursuant to Government Code Section 54354.

THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Section 8 is hereby added to the Rate Ordinance to read as follows:

**Section 8.** Section 6-1-113 of Title 6, Chapter 1, Article 1 of the Beverly Hills Municipal Code is hereby amended and restated to read as follows:

**6-1-113: DEBT TO CITY:** The amount of any utility charge or penalty imposed by the provisions of this chapter shall be deemed a debt to the city. An action may be commenced on behalf of the city in any court of competent jurisdiction for the amount of any delinquent utility charge or penalty. In addition, delinquent charges and all penalties thereon, when recorded as provided in Section 54355 of Chapter 6 of Part 1 of Division 2 of Title 5 of the California Government Code, shall constitute a lien upon the real property served, except that no such lien shall be created against any publicly-owned property. Such lien shall continue until the charges and all penalties thereon are fully paid. The Director of Administrative Services and Chief Financial Officer is hereby authorized to prepare and record a list of delinquent unpaid charges and penalties in the form and manner prescribed by California Government Code Section 54355, as may be amended from time to time, or any successor statute.”

**Section 2.** This ordinance has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The ordinance is not a “project” and is therefore exempt from CEQA pursuant to Section 15378(b)(4) of Title 14 of the California Code of Regulations.

**Section 3. Severability.** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

**Section 4. Publication.** The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City within fifteen (15) days after its passage, in accordance with Section 36933 of the Government Code; shall attest and certify to the adoption of this Ordinance and shall cause this Ordinance and the City Clerk’s certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

**Section 5. Effective Date.** This ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

Adopted:  
Effective:

ATTEST:  
BYRON POPE (SEAL)  
City Clerk

BARRY BRUCKER  
Mayor of the City of  
Beverly Hills, California

APPROVED AS TO FORM:  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:  
JEFFREY KOLIN  
City Manager

SCOTT G. MILLER  
Director of Administrative Services/  
Chief Financial Officer



**Sommers installed as new TMCC president**

Mason A. Sommers (left) was installed as The Maple Counseling Center's new board president on Jan. 18 at the Avalon Hotel. Vice Mayor Willie Brien (right) swore Sommers in for his third year as president, while Board member Deborah Kallick (center) looked on

*briefs cont. from page 3*

victed of four felony counts of conflict of interest related to her work in Beverly Hills, and sentenced to more than four years in state prison.

Huntsman said he worked on a case in 2010 similar to Christiansen's, involving a high-ranking LAUSD building official named Bassam Raslan, who had a project management business on the side to which he contracted work.

"It goes to show this practice of having insiders set up little companies for themselves to draw out extra profits from and use their inside position to their benefit is a very common and serious problem in school districts in particular because of the way they run their construction programs," Huntsman said.

While reviewing Christiansen's e-mails, Huntsman said he discovered Raslan's company contacted Christiansen about providing project management services in Beverly Hills.

"Not surprisingly, that was not passed along and they did not get any work, whereas at LAUSD they had their work on the inside, so they got a lot of work, and that is the problem," Huntsman said.

Raslan took a plea deal. By pleading guilty to one conflict-of-interest felony, eight other conflict-of-interest charges were dismissed. Raslan was sentenced to five years probation and ordered to pay LAUSD \$250,000 in restitution.

In Hubbard's case, Huntsman said there was never any "meaningful conversation" regarding a plea deal, because it seemed clear Hubbard would lose his job if he pleaded guilty.

"It isn't unusual for public officials to go to trial regardless of the evidence because of how serious the conviction of this sort is to them," Huntsman said. "Generally speaking, but not always, [a conviction] destroys their career completely."

Hubbard has lost his job, but it remains to be seen whether or not he will lose his teaching and administrative credentials.

Nanette Rufo, general counsel for the California Commission on Teacher Credentialing, did not return phone calls from the *Weekly*, but she told the *Daily Pilot* credentials are revoked as a result of a felony conviction for misappropriation of public funds, but not until the legal process, including appeal, has concluded.

Hubbard will still receive an annual pension of approximately \$119,000 based on his age (54), hire date (approximately 1982), and his current base salary at NMUSD (\$295,000). Had Hubbard's termination come after his 55th birthday on Jan. 26, Hubbard would have been eligible for a slightly larger pension, 1.4 percent of the salary for every year worked, compared with 1.395 percent, according to CalSTRS spokesperson Ricardo Duran. Had Hubbard been able to stay on as superintendent until age 62, he would have received a significantly larger pension.

**School board holds off on Hawthorne construction recommendation**

The Board of Education took its first look at five options for construction plans at Hawthorne Tuesday afternoon, ranging from total preservation to almost total demolition.

Of the five options, all five would preserve the 1928-built tower and façade on Rexford.

**Roxbury Park community meeting tonight in Council Chambers**

Tonight, the City Council will host a community meeting about construction plans for the Roxbury Park Community Center in the City Council Chambers of City Hall at 6:30 p.m.

"The theme for Thursday is for us as councilmembers to be

good listeners and to hear from the community what their thoughts are, whether they want the project and whether they don't want the project," Mayor Barry Brucker said. "If they want the project, what they want to see in it, what they don't want to see in it, that's what we're trying to digest."

The City Council rejected bids for the proposed community center project on Dec. 6, because they came in higher than had been estimated. The City budgeted \$14.65 million in its capital improvement project budget for the construction of a new two-story, 26,000 square-foot community center and demolition of the existing structure. The existing one-story community center is 17,753 square feet. The bids were rejected because the project would total approximately \$16.8 million including contingencies and administrative costs. Approximately \$1.4 million has already been spent on the project plans, for schematic and design development, construction documents, peer review and interim location plans.

Councilmember Lili Bosse, who has expressed concerns about the scale of the project previously proposed, said the meeting is an opportunity for the community to share its vision for Roxbury Park.

"I feel that that our community is in complete agreement that the existing facilities need updating and upgrading," Bosse said. "I even believe that the community would come together and support a new facility, but I think that what this community would want is one that is of the same scale that is currently there [and] that it fits into the passive park that Roxbury Park is."

Brucker assigned the City Council and Recreation and Parks Commission liaisons the task of revising the project.

"Dr. [Julian] Gold and Vice Mayor [Willie] Brien [will] gather all this information that they hear, talk to consultants, contractors, staff, and any other interested parties and come back with a proposal that runs the gamut of doing nothing to building a new community center, with the parameter of staying within our budget," Brucker said, pointing out the public will be able to comment on the proposal when it returns for City Council consideration.



Only the first option would preserve the majority of the existing campus, the second option would preserve the main building and auditorium in addition to the façade and tower, and Options 3, 4 and 5 would preserve only the façade and tower.

The Board will wait until next month's study session to give direction on a preferred option. The Facilities Advisory Committee (FAC), which has been studying the five options, is expected to make a recommendation at next month's study session.

Chief Facilities Officer Nelson Cayabyab and FAC Chair and former Mayor Ed Brown told the *Weekly* in December the FAC had been focusing on Options 3, 4, and 5, all of which would involve significant demolition of the existing campus. Brown said at the time,

Option 5 was in the lead.

"Maintaining the cultural heritage of Hawthorne is prime of course in my mind," longtime Hawthorne English teacher Bob Bailey said. "I think not the district, but I think the facilities arm of the district is more concerned with just getting the job done, rather than preserving the integrity. I'm pleased that at least we are maintaining the original façade and the tower."

Board of Education members had the opportunity to ask questions, but did not discuss the options in detail. Board member Lisa Korbatov said she thought including subterranean parking was critical to the plans. She suggested providing direction to narrow down some of the options, but President Brian Goldberg suggested waiting until the FAC



## NOTICE OF COMMISSION VACANCIES

**CULTURAL HERITAGE COMMISSION – deadline to apply February 17, 2012**

The Beverly Hills City Council is seeking qualified residents to fill four vacancies on the Cultural Heritage Commission.

For more information on this Commission position, please visit the City's website at [www.beverlyhills.org](http://www.beverlyhills.org) or call the City Clerk's Office at (310) 285-2400.

BYRON POPE, CMC  
City Clerk

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#### Pennies for Patients

El Rodeo teacher Mary Morganstern's fifth-grade class raised over \$400 in the beginning of the three-week drive for El Rodeo's Pennies for Patients Service-Learning Project, which benefits The Leukemia and Lymphoma Society.

makes its recommendation next month.

The City of Beverly Hills recently adopted a historic preservation ordinance, which will identify qualified buildings in the City as historic landmarks that would be subject to stricter demolition and remodeling regulations.

Cayabyab said Tuesday because the school district is a state agency, it does not have to follow the ordinance, but he said the district could act "neighborly" by choosing to participate.

"We need to decide if we're going to do that at this point before planning starts because that will impact costs and phasing," Cayabyab said.

The Board did not discuss participating in the historic preservation program at Tuesday's study session.

Hawthorne, which opened as Beverly Hills Grammar School in 1914, is Beverly Hills' oldest school. Architect Brett Hobza of DLR Group WWCOT explained Building A, which currently includes the administrative offices, auditorium, and elementary and middle school classrooms at the center of campus, was built in 1928, while the buildings flanking Building A were built anywhere between 1934 and the late 1960s.

The options range from \$60.1 million—for renovation only—to \$73.8 million—for a combination of renovation and new construction, including a 15-percent contingency. The options involving almost entirely new construction fall in between. Three out of the five designs include 56 or 96 subterranean parking spaces. According to BHUSD facilities consultant Julio Palacio, 96 spaces are estimated to cost about \$5 million.

In the interest of cost savings, two options involving all new construction propose reducing square footage by about 12 percent, Cayabyab said. Option 4 proposes fewer middle school classrooms than currently exist.

A similar plan, Option 5, was designed to match the number of existing middle school classrooms, but still reducing total square footage.

The first two options would remodel the existing 325-seat two-story auditorium at an estimated cost of \$5.4 million, but three other options would build a new, 375-seat one-story auditorium for an estimated cost of \$6.5 million. Palacio said building only one story would help the district avoid ADA-compliance issues, including maintaining an elevator.

On Tuesday evening, the Board approved beginning the bid process to remove contaminated soil that was discovered under the auditorium due to a sewage leak. When asked if the sewage leak could affect plans to remodel the auditorium, Cayabyab said, "The sewage leak has already been repaired. The bottom line is if we're going to tear down a building you're not going to have those issues. If you're going to modernize, you're still going to have to fix it anyway."

#### Architectural Commission approves designs for two new businesses

The Architectural Commission voted unanimously Jan. 18 to approve designs for two businesses coming soon to Beverly Hills: Maxferd Jewelry and Loan, a business that has operated in San Francisco since 1884, and Pei Wei, a branch of P.F. Chang's.

Maxferd Jewelry and Loan used a strategy the Architectural Commission does not often see, according to Commission Chair Fran Cohen. After failing to gain approval at the commission meeting on Nov. 16, Maxferd Jewelry and Loan hired a new designer for the proposed project at 9640 South Santa Monica Boulevard.

Of the approved, revised design, Cohen said, "It's simple; it fits well within the streetscape. The building had many features

that the designer needed to incorporate and articulate, and the designer did it in an eloquent way."

Cohen said the commission commented in November that the design seemed to lack "clear intent" and "articulation was not present."

The applicant revised the entire design, including a redesign of the building's façade.

The Architectural Commission approved another project continued from the November meeting, Pei Wei at 270 North Beverly Drive,

*briefs cont. on page 7*



# Metro Briefs

WESTSIDE/CENTRAL

#### Start The New Year Out Right, Go Metro

There's never been a better time to Go Metro. You can save as much as \$10,000 annually by taking public transit in LA instead of paying for gas and parking. And now it's even easier with Metro's new Nextrip, a tool that gives you real-time bus arrival information on your cell phone. Find out more at [metro.net/nextrip](http://metro.net/nextrip).

#### Metro Getting Ready For The Expo Line

Metro has increased train testing along the Expo Line corridor between Downtown LA and Culver City in anticipation of the new line opening this year. Trains are running on a schedule of every 12 minutes during the day to simulate regular mid-day service on the line once the system opens.

#### Metro Rail Evening Service A Success

More trains, more often is proving to be the way to hit LA's hot spots at night. Metro's Red, Purple and Blue lines now have trains running every 10 minutes until midnight. And the number of riders to Hollywood, Downtown LA and L.A. LIVE has jumped 60 percent since the service started in November. Check it out yourself and when you're ready, we'll be there for you within 10 minutes.

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# from the hills of beverly



## Updates and old fights

### Big plans for Little Santa Monica

By Rudy Cole

When the sports and fitness mammoth Equinox announced plans for an impressive new, all purpose fitness and retail venue at the historic Bank of America building at Beverly Drive and Wilshire Boulevard, their local competitor made a reported, but anemic, effort to block city approval.

What happened? Sports Club Los Angeles, clearly the most comprehensive and popular fitness center in our area, was purchased by Equinox and plans for a new center on Wilshire were abandoned, at least according to our sources.

In the meantime, Bank of America moved across the street, to the southeast corner of Wilshire and Beverly at what was once the Glendale Federal Building and the site of the first so-called “Fegin” suites—one large lease with sub-leases to mostly smaller law firms.

What Equinox plans to do with the old B of A space is not yet clear, but it could be sports related retailing. They have made the transition and their signage and management are now in place at 9601 Wilshire (at Camden).

The B of A structure was one of the more impressive projects created by the pioneer development firm, Buckeye Construction. The long-time branch manager, at a time when site leaders had considerable banking-lending authority, was **Solly Laub**.

However, the regional office for the financial institution, the main branch, was on Little Santa Monica. Their manager was not all that thrilled that Laub had a bigger building, even though they had the “title” of regional head. So, they won council approval for the highest, largest building then in the northern most extension of the triangle.

But not without opposition. Fighting to prevent approval of the new B of A plans was the then Municipal League of Beverly Hills and their new chairperson, **Joe Tilem**, who then lived in the north, flats in Beverly Hills.

Although the Muni League was not successful, it did galvanize Tilem into a successful run, on an anti-growth platform, for city council. Later he became mayor and, when leaving the council, turned much of his legal practice into representing developers.

Small historical twist: Tilem’s law firm is now on the top floor of the building that is the new home for Bank of America.

Speaking of lawyers and lobbyists, they all used to be fairly friendly, even when competitive, lunching together occasionally at Caffé Roma. As the numbers of clients for development began to shrink, so did the

collegiality of the lawyers, many former city officials.

In fact, some of this testiness emerged during the recent Lexus hearings. Former planning commissioner **Mitch Dawson** and former mayor **Thomas Levyn** represented Lexus, while former mayor and also a former planning commissioner **Steve Webb** represented some of the auto dealer’s opponents.

One of the side issues was a long list of restrictions placed on Lexus. Webb said these rules might not be enforced and that Dawson could come back to a future council asking for exceptions just as he was now doing for a hotel at Crescent and Wilshire. A not too subtle swipe at a possible manipulation of the process.

There is an issue worth considering: Often approvals based on some past city council decision are not followed years later by subsequent councils and earlier restrictions are removed.

One example of this is what happened to the hotel on Burton Way just east of city hall. In fact, their history is a case study in zoning manipulation.

For many years, Beverly Hills ordinances permitted conversion of apartment buildings to hotels, without the usual restrictions. There were any number of boutique hotels, even close to prime residential in the southwest section of the city, although all now apartments or condos.

When the owners of property on Burton Way were refused approval for a hotel, they simply used the then-rules to create a new apartment building into an immediate hotel use. The city could not legally change the ordinances for this hotel, but they did make it impossible for it to happen anywhere else in the city. The council also placed dining, or public assembly, uses on the new project that prohibited restaurant services for anyone other than hotel guests, now an impressive L’Ermitage.

Many years later, under new management and ownership, the hotel returned to the council to remove the restrictions so that they could open their dining and lounge areas to the public. The historic council, none no longer in office, might well have felt taken by this reversal of policy and the reasons for the ban on public use.

In a sense, Webb had a point. The hotel at Wilshire and Crescent, which has recently been upgraded and improved, had restrictions on roof top uses, part of the original entitlement restrictions. That too is in the process of being removed.

Clearly, the hotel, a Thompson operation, has made important upgrades. Through the

years it has been a Holiday Inn and even a Best Western, but for some reasons, never hugely successful.

One other example of swift use of zoning exceptions involved the hotel at Olympic and South Canon Drive. The long-gone then-owners also made use of the old, confusing rules on apartment conversion for hotel use and purchased an old rental property across the street on Canon, converting it into a hotel annex. It has evolved from a low cost motel to a senior home to a new and modernized upscale hotel, also finding exemptions from earlier restrictions.

Maybe, what needs to happen is that a complete history of zoning restrictions, with the reasons for then-council actions, be made part of the permanent record of the property. At least later councils will be able to understand the historical reasons for their predecessors’ decisions.

In the meantime, the more militant anti-growth leaders must find it somewhat amusing to hear lobbyists fighting openly among themselves.

\*\*\*

Speaking of land uses, something very exciting is in the talking stages about the properties at and west of Little Santa Monica and Wilshire Boulevards, often called the Gateway.

Clearly underused and neglected, these properties have been in a decades-long effort to find some viable zone changes that could lead to improvements. Obviously, part of the problem has been the proximity to the former railroad land, now with a restrictive parking zone entitlement. The present uses are not economically viable or even close to what we would want at an important entrance to the city.

One of the reasons for the most recent delays in planning change was the abortive scheme of **Eli Broad** to bring his art collection to the site for a new Broad museum. This was never a real possibility, Broad obviously wanted to build his museum downtown on Grand, and that is now happening, but city officials delayed any other use while Broad dangled his idea at city hall.

The separate property owners, including the very popular **Mickey Brittan**, who has the western most portion of the land on Little Santa Monica, were placed on hold. (A planning commission meeting held after my deadline could change the time table, a report will be included later.)

That might now change because of what is happening near Gateway. An impressive new residential use, with a prestigious architect, is going forward with a development, within code, on the old Friar’s venue, and just feet out of our city on the old Jimmy’s Restaurant site, in Los Angeles, and is likely to win approval for an equally impressive development. Together, these will mark a very dramatic and visionary improvement for the area.

That does present a new challenge and opportunity for Gateway, on the north side,

the others on the south side of the street. The owners are discussing a possible ambitious plan that would bring together all of the diverse owners, including the Peninsula Hotel. What they are actually considering is something akin to a Rodeo Drive Committee, which could turn the area into an upscale zone of both residential and retail/commercial. If it works, and remains close to code and height restrictions, it might avoid resident opposition and even enhance residential property values.

Of course, there is a history here too. Long before the Peninsula went through its years-long and laborious entitlement process, the venerable San Francisco, Zwig family owned Fairmont, looked at the same land for its first satellite expansion. However, they were deterred by both zoning restrictions and the look of their immediate neighborhood, then as now, not Beverly Hills imagery.

One of the arguments for approval of the Peninsula, and the more recent Montage Beverly Hills, is that they would help beautify surrounding uses, and improve the quality of retailing. That is still a work in progress for the Montage, and it may now happen for the Peninsula. It is important that two of the most prestigious hotels in America be surrounded by attractive, compatible uses. Of course, this all means more tax revenues for the city with minimal, if any, negative impacts on traffic generation. An exciting possibility, but let’s not become too greedy as plans are developed.

\*\*\*

Hopefully, someone at the school district is actually watching the school board meetings on television. Again, last Tuesday most of the night meeting was without sound—and this is happening too often not to be fixed.

Not sure if it is a school or cable problem, but in recent years too many meetings go soundless and it is time to find a remedy, and I will avoid the obvious cheap shot that quiet is better.

At the same time, how many board members does it take to finally agree not to hold board meetings the same date and time as council sessions? The board, which does move meeting times around often, continues to hold most formal meetings on the first and third Tuesday of each month, the exact time of council hearings.

The board should meet on the second and fourth Tuesday, or at least on another day, not compete with the council and inconvenience community members who might want to attend both. Also, both councilmembers and board members do have mutual interests on agenda items but are unable to make appearances without leaving their own meetings. Although this has long been discussed, the time to act is now. And fix the sound or give control of the remote to someone else.

\*\*\*

One community leader emailed us with this description of the Chinese New Year event on Rodeo Drive this past weekend: “An embarrassment for the city.” Since we were not there, can’t comment, but will try to obtain a report from sponsors or city officials. Would welcome your input if you were a witness.

However, as always, the annual cel-

bration of the Chinese New Year at the Peninsula was successful, even though there are never enough tables and seats. Smart guests, including Mr. and Mrs. **March Schwartz**—and he looked just great and jovial when we dropped by—arrive very early. But still great food, marvelous service and grand décor at the party. (Loads

of city officials, business leaders and entertainment celebrities always attend.)

\*\*\*

Tonight, the city council will hold a public meeting on plans for Roxbury Park. Expect some reasonable compromises to be accepted, hopefully bringing to a close the much needed improvements, minus

some overly ambitious schemes. What is not and never has been on the table is some oversized catering kitchen. The plans for an improved kitchen are for users only, code compliant and finally within state and county health rules.

But attend and let your voice be heard. Our seniors and park users need your input,

and those of the immediate neighbors.

*Rudy Cole served for eight years as a member and chair of the city's Recreation & Parks Commission. He was also President of the Greystone Foundation and served on three other city committees. Rudy can be reached at: Rudy@bhweekly.com.*

briefs cont. from page 5

across from MGM.

The project was approved conditionally, Cohen said, because the Commission would like to see more balance in its design. The design of the proposed restaurant, which is on the corner of Beverly Drive and Dayton Way, featured small windows with individual awnings on Dayton Way and a taller window and a different style of awning on Beverly Drive, with the entrance on the corner.

"The comment was raised that the Beverly Drive side should be in balance with the Dayton Way side so the entrance to the restaurant will be more emphasized," Cohen said.

#### City Bike Committee continues review of bike lanes, racks

The City's Bicycle Ad Hoc Committee, led by Traffic and Parking Commission Vice Chair Alan Grushcow and Commissioners Jeff Levine and Ira Friedman, discussed potential bike routes and installing additional bicycle racks at its meeting on Jan. 18.

The Committee has been studying four potential pilot bicycle lanes, two north-south and two east-west: Beverly Drive, Crescent Drive, Carmelita Avenue and Charleville Boulevard. The Committee engaged consultant Fehr and Peers to identify potential corridors that could be constructed within the existing right-of-way, without impacting parking and vehicle travel lanes.

Levine said the City would hold two community meetings about the four potential routes in February and March. Following the community meetings, the City Council will make a final decision on the bike routes.

Mark Elliot, organizer of Better Bike who has been attending the committee meetings, said he believes transportation patterns have to change in order to make roads safer for cyclists.

"We look forward to a future where mobility is about moving people and not just about moving automobiles," Elliot said. "Bicyclists have to be a key part of that mix and we have to plan for that today."

During the meeting, the committee discussed the proposal to install additional bike racks in the city. A draft map of the city's

bike racks available at beverlyhills.org shows locations of 22 racks, all of which are north of Wilshire.

The committee is reviewing Beverly Gardens Park, La Cienega Park, La Cienega Tennis Center, Roxbury Park, Will Rogers Memorial Park, Beverly Canon Gardens, several mini parks, Beverly High, Beverly Vista



James Blauvelt (left) and Matthew Song (right) practice applying bandages at a Red Cross training session

#### Red Cross teaches Beverly Hills Cub Scouts to be prepared

This past Sunday, Beverly Hills Cub Scout Pack 100 learned basic first aid with American Red Cross trained youth instructors. Scouts learned how prepare for and respond to disasters, such as earthquakes or fires. For more information on scouting, please contact krissy@josephaustin.com.

and El Rodeo as potential locations for additional bike racks.

Levine said the committee will make a recommendation to the City Council on the installation of additional bicycle racks. The funding source is still to be determined, Levine said.

While Elliot said racks at parks would be useful, he said commercial areas, where he says demand is high for racks, should also be considered. Elliot said he often spots bicycles chained to trees in commercial areas.

Along that vein, the Committee discussed establishing a rack request program for local businesses that would allow merchants to apply online to request racks, and likely require merchants to share the cost of bike racks with the City, Levine said. Merchants willing to pay the full cost of the rack may be able to fast track through the process.

Of the proposals for additional bike racks in the City, Elliot said he was "cautiously optimistic."

"I'm optimistic that compared to where we were six months ago, there seems to be more momentum going forward," Elliot said.

#### Norman Girls' Soccer Team Routs Hawthorne, Morningside

Beverly High defeated Hawthorne, 5-0, Jan. 11 at Nickoll Field to open Ocean League girls' soccer play, with Ashley Aviram scoring twice and Tylor Fields and Tiffany Moore having a goal and an assist.

Dinah Pourbaba also scored for the Normans. Ellie Dubin, Kaela Reisfelt and Elena Rust all had assists.

Ida Trevino made one save over the first 60 minutes, while Kylie Colvin and Amanda Manaster did not need to make saves to complete Beverly Hills' third shutout of the season.

The Normans led 3-0 at halftime.

Beverly Hills defeated Morningside, 8-0, Friday in an Ocean League game at Nickoll Field, with Fields scoring four goals.

Aviram had two goals and two assists. Reisfelt also scored twice. Jessica Karpiak scored once for the Normans (7-5-1, 2-0).

Moore had two assists and Sarah Patterson and Rust one each.

Trevino made three saves in the first 60 minutes and Colvin one in the final 20.

--Briefs compiled by Melanie Anderson

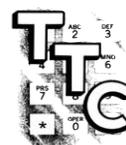
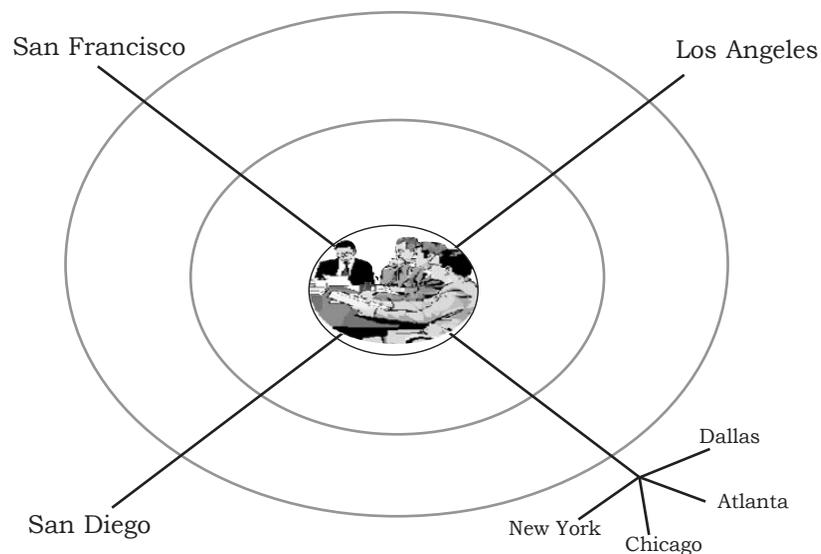
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# coverstory

## BRUCKER GOES TO WASHINGTON

### Mayor Barry Brucker discusses last week's U.S. Conference of Mayors

By Melanie Anderson

#### What was the highlight of this year's U.S. Conference of Mayors in Washington, D.C.?

Like [the four] previous conferences [I have attended, it was] the networking between the mayors. Given the fact that this is the one venue where no two mayors are ever in a competitive situation, this lends for a wonderful working group of mayors to share what has worked and what has not worked for them in the numerous roundtables on [topics including] transportation, environment, how to deal with the media, education, job creation, health care, etc. We also heard from many secretaries [including] Secretary of Transportation Ray LaHood, Health and Human Services [Secretary Kathleen Sebelius], Education [Secretary Arne Duncan], Agriculture [Secretary Tom Vilsack], and head of the FCC [Julius Genachowski]. [Other speakers included] the governor of Illinois, Nancy Pelosi, and Barney Frank.

Of course one of the fun highlights was the private reception for the mayors put on by President [Barack] Obama at the White House. He spoke to the mayors and we had a chance to meet him and shake his hand. He is very engaging and has a vibrant personality and it was a real thrill for me to meet the president.

We stuck with two strong themes. One was job creation and the other one was encouraging Washington, D.C. to cut the rhetoric and eliminate all the partisan polarization and to start thinking about just the people in general and what is best in coming together for solutions. The temperature read in Washington right now is not very confident that any proposals will get passed based on merit alone. It's really soaked in gotcha moments, and that's what the mayors were trying to convey to our Washington electeds, [to] start listening to your local mayors because we have the pulse of our local citizens.

One of the interesting dynamics was that a block away from our hotel was an Occupy encampment. When they caught wind of the fact that 260 mayors were staying at the Capital Hilton, it became a little bit of an exciting time. There was a lot of drum banging and megaphones. I saw one mayor engage with them, [but] most did not.

#### How does networking with other mayors help Beverly Hills?

One of the breakout sessions that was very interesting was on social media and how to respond to misrepresentation in the media. Primarily, most misrepresentation comes from either partisan blogs [or] from errant publications or newspapers—and we have that here in Beverly Hills—where some of the news is blended with editorial so it's confusing for the public to know what's hard news and what is a news editorial. One mayor stood up [and posed the question]: Do you respond to all the false allegations or do you ignore [them]? Another mayor stood up and said in her town, they have a link on their city's website that's called "Factchecking," and it is a raw, factual commentary on certain questions. I secured factcheckingBH.com that I [will] give to the City if my fellow councilmembers are supportive, where people could get the facts in a non-biased, non-editorial way.

Another suggestion was proposed by Arianna Huffington during one of her speeches. Some cities have incorporated a domain called SeeClickFix.com. I secured SeeClickFixBH.com whereby if people see a defect in the street, let's say a

pothole or a streetlight that's out, they could take a picture, type some commentary on their smartphone and then send it to the SeeClickFixBH website, which will then go to the appropriate department in Beverly Hills.

I know there is renewed talk about creating a roundabout in that six-way intersection by Will Rogers Park in front of the Beverly Hills Hotel. Jim Brainard, mayor of Carmel, Indiana, is an expert on roundabouts and his city is the roundabout capital of the [U.S.]. He gave me a book at the conference that the City of Carmel had produced to take back to our [Traffic and Parking] Commission. That's what networking is all about.

#### What did you share with other mayors about Beverly Hills?

At a breakout session about small business, I brought up what we in Beverly Hills have done with both of our newly created mayor's task forces on government efficiency and small business retention. When I was talking about government efficiency I think people were enlightened by the diverse members of the committee that we had selected and much of that credit goes to Vice Mayor Willie Brien, who chaired it, whereby he had attorneys, contractors, former commissioners, residents, builders, developers and staff. Likewise with the small business retention task force headed by Dr. [Julian] Gold, he also put together a diverse group of small businesses and Chamber [of Commerce] members, all with the goal of promoting and making certain that we as a city are not only not putting obstacles in their way but [also doing] what we can to help promote their businesses. I think that was a really good contribution the City of Beverly Hills could bring to many of these other mayors, so I was proud to deliver it.

#### Who were some of the mayors you met?

It's such a privilege to sit at breakfast, lunch or dinner with eight other mayors. You could be sitting next to the mayor from Chicago, Miami or Louisville, Ky. I sat one day with



Mayor Barry Brucker at the U.S. Conference of Mayors

the mayor from New Orleans, where my son went to medical school. I would oftentimes ask mayors what are the most significant things that you have done and that you have brought forward to your community. A good deal of the commentary is that the mayors are really struggling right now to keep the confidence of their citizens in their local leadership because what people are seeing on the television, what they're reading, and what they're seeing [online] is oftentimes not reflective of the hard work that the local municipal electeds are doing. Some of the mayors' frustration was that a lot of the frustration on the national front is also being blamed on some of the local mayors, even when they don't have that control.

#### Did you meet with Los Angeles Mayor Antonio Villaraigosa this time around to discuss the subway issue?

Mayor Villaraigosa is the president of the U.S. Conference of Mayors, so he was very busy, but we were on the airplane together. We did have a chance to chat and not at length about the subway issue, but we did talk about it briefly. His belief is that he's waiting for the EIR to see what the science comes out as, and then they'll make their decision. He knows I believe that we should do everything humanly possible to encourage [Metro] to build a safe route on Santa Monica Boulevard. We most likely don't share the same points of view, but our discussions were candid and respectful. We must have chatted through the course of the four days at least three or four times where we had some one-on-one time together, which was good.

#### Did you meet with other mayors from the greater Los Angeles area?

There were several mayors represented, and several that I know: Micheal O'Leary [of] Culver City, Laura Friedman [of] Glendale, [Mayor Pro Tem Keith Curry of] Newport Beach, [Mary Ann Lutz] of Monrovia, [and John Solis of] La Puente. We chatted about some regional issues and one of the topics of course was the Metro track-lines that may or may not be going through their cities. I know Culver City is in the middle of that debate as well. I was also on the plane [both ways] with Mayor Friedman from Glendale. I was asking her about the smoking ordinances that she has in her city. They're doing some exceptional things [that] I'd like to hopefully incorporate for Beverly Hills. It's nice to have a colleague mayor saying, "No problem, I'll send you our ordinance." It's all in the spirit of, "If it works well for us, do it there at your city if it's appropriate." It's been one of the great experiences I've had as mayor, meeting with all of these really exceptional people and of course going to Washington. The energy there is always magnetic, and of course seeing the president was a highlight.

#### You have about two months remaining in your term as mayor. What do you still hope to accomplish?

I'd like to see whether some of the negative rhetoric can be calmed down. It seems like there's a lot of anger and tension in the community and I think it's being fueled by a few. I think that when you get into political elections, primarily now where you have the presidential election upcoming and a lot of heated debates, that this is a time where I think civility is absolutely paramount. My goal is to run our meetings with dignity and professionalism and also to see whether the council will support [establishing a] Factchecking link, where people can ask questions and the answers are straightforward without any editorial. If I can work toward accomplishing that and transitioning the leadership to Dr. Brien who I think will be an outstanding mayor, I think then it will certainly be a rewarding end to my term. One of the other things I look forward to doing before I turn over the reins is selecting the commissioners for our newly created Cultural Heritage Commission. We've already posted it and I know there's a lot of interest for people to get involved. One of my real proud moments was the fact we were able to move [the historic preservation ordinance] forward and come together as a council with a unanimous vote.

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FICTITIOUS BUSINESS NAME STATEMENT: 2011153608: The following person(s) is/are doing business as GOLD STAR TREE SERVICE, 15024 Nordhoff St, Unit #10 North Hills, CA 91363. DOMINGO AGUILAR BERDIN, 15024 Nordhoff St, Unit #10 North Hills, CA 91363. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: 01/01/2012 Signed: Domingo Aguilar Berdin, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/22/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. 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., B&P Code.) 12/29/2011, 1/05/2012, 1/12/2012, 1/19/2012 1452

FICTITIOUS BUSINESS NAME STATEMENT: 2011153609: The following person(s) is/are doing business as DEAL 2 BEAT, 508 N. Elm Drive Beverly Hills, CA 90210. JONATHAN NOURIL, 508 N. Elm Dr, Beverly Hills, CA 90210; BENJAMIN MEHDI KERMANI, 603 N. Oakhurst Dr, Beverly Hills, CA 90210. The business is conducted by: Copartners have begun to transact business under the fictitious business name or names listed here on: N/A Signed: Jonathan Nouril, President/Partner. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. 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., B&P Code.) 12/29/2011, 1/05/2012, 1/12/2012, 1/19/2012 1453

FICTITIOUS BUSINESS NAME STATEMENT: 2011153610: The following person(s) is/are doing business as PLATINUM HIRING PROFESSIONALS, JMJ REALTY GROUP, 223 W. Cedar Ave, Burbank, CA 91502. DAVID KAJIKIAN, 223 W. Cedar Ave, Burbank, CA 91502. The business is conducted by: An individual has begun to transact business under the fictitious business name or names listed here on: January 2009 Signed: David Kajikian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. 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., B&P Code.) 12/29/2011, 1/05/2012, 1/12/2012, 1/19/2012 1454

FICTITIOUS BUSINESS NAME STATEMENT: 2011153611: The following person(s) is/are doing business as JMJ ENTERPRISES, JMJ REALTY GROUP, 19024 Sherman Way #204 Reseda, CA 91135. VICTORY FINANCIAL SOLUTIONS, INC., 19024 Sherman Way #204 Reseda, CA 91135. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: N/A Signed: Jahn Johnson, President. This statement is filed with the County Clerk of Los Angeles County on: 12/23/2011. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. 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., B&P Code.) 12/29/2011, 1/05/2012, 1/12/2012, 1/19/2012 1454



1/26/2012, 2/02/2012, 2/09/2012 19

FICTITIOUS BUSINESS NAME STATEMENT: 2012004822. The following person(s) is/are doing business as WORKSHOP GURU; CASTING WORKSHOP GURU; CASTING GURU... 15650 Ventura Blvd #D390 Encino, CA 91436.

FICTITIOUS BUSINESS NAME STATEMENT: 2012004564. The following person(s) is/are doing business as CALUBIR ELEC. 10450 Wilshire Blvd. #E Los Angeles, CA 90024.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005040. The following person(s) is/are doing business as HI TECH CHAIR LIFTS. 4903 Avenida Oriente Tarzana, CA 91356.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005232. The following person(s) is/are doing business as CAL TOP REMODELING. CALIFORNIA TOP REMODELING. 5459 Dahlia Dr. Los Angeles, CA 90041.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005367. The following person(s) is/are doing business as J/S MOBILE NOTARY PUBLIC SERVICES. 15644 Cohasset St. Van Nuys, CA 91406.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005448. The following person(s) is/are doing business as ECLIPSE CLEANING SERVICES. 5214 Kester Ave. Sherman Oaks, CA 91411.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005571. The following person(s) is/are doing business as PAFIC FIELD SERVICES. 4735 Sepulveda Blvd. #317 Sherman Oaks, CA 91403.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005619. The following person(s) is/are doing business as PARMASEL. 26975 Hillborough Parkway #67 Valencia, CA 91354.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005642. The following person(s) is/are doing business as ALL STARZ. ALL STAR KINGS; ALL STAR KIDZ; ALL STAR KINGZ.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005620. The following person(s) is/are doing business as BRITE SPOT-E WASTE RECYCLING & EQUIPMENT LIQUIDATION.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005610. The following person(s) is/are doing business as H.K COSMETICS AND ACCESSORIES. 15245 Olive Lane. Sylmar, CA 91342.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005673. The following person(s) is/are doing business as LENNY RAPP'S MOBILE PET GROOMING. 804 Larabee St. Apt# 4-21 West Hollywood, CA 90069.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005615. The following person(s) is/are doing business as USA-LITIGATION GROUP. HOUSINGHAMPANTORTCO. 16050 Ventura Blvd. 110-137 Encino, CA 91436.

FICTITIOUS BUSINESS NAME STATEMENT: 2012005615. The following person(s) is/are doing business as H.K COSMETICS AND ACCESSORIES. 15245 Olive Lane. Sylmar, CA 91342.

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ment must be filed prior to that date. 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., B&P Code].

FICTITIOUS BUSINESS NAME STATEMENT: 2012 003520. The following person(s) is/are doing business as: HIPHOP GLOBAL INTERNATIONAL. 21815 ONAWALL PL DIAMOND BAR, CA 91265.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 004305. The following person(s) is/are doing business as: GPS TRACKING COMMUNICATION. 3801 N. MARINA BLVD. SUITE #3, LOS ANGELES, CA 90008.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 004855. The following person(s) is/are doing business as: RO'S FICTIOUS BUSINESS. 1801 S. OLIVE ST. 200, LOS ANGELES, CA 90005.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 007698. The following person(s) is/are doing business as: FIRST CLASS PAINTING AND DECORATING. 18046 ANNES CIRCLE. 201, CANYON COUNTY, CA 91387.

FICTITIOUS BUSINESS NAME STATEMENT: 2012011372. The following person(s) is/are doing business as TWO PARTS MUSIC; PIT ROAD MUSIC; MARK HERWIK PRODUCTIONS. 3256 Velma Dr. Los Angeles, CA 90068.

FICTITIOUS BUSINESS NAME STATEMENT: 2012011373. The following person(s) is/are doing business as DIBA'S PIANO STUDIO. 201 S. Bundy Dr. Los Angeles, CA 90049.

FICTITIOUS BUSINESS NAME STATEMENT: 2012011370. The following person(s) is/are doing business as THE JENNERAL STORE. 1400 Hayworth Ave. #3 West Hollywood, CA 90046.

FICTITIOUS BUSINESS NAME STATEMENT: 2012011571. The following person(s) is/are doing business as KINPRESS. 11701 Hawthorne Blvd. Hawthorne, CA 90250.

FICTITIOUS BUSINESS NAME STATEMENT: 2012011453. The following person(s) is/are doing business as ARAB WORLD ENGLISH JOURNAL. 20431 Septo St. Chatsworth, CA 91311.

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AUTO BODY. 7750 Sepulveda Unit. 10 Van Nuys, CA 91405. CHRISTIAN CASTANEDA. 15403 Sherman Way #123 Van Nuys, CA 91406.

FICTITIOUS BUSINESS NAME STATEMENT: 2012008806. The following person(s) is/are doing business as AMIR PRIVATE SECURITY. 24326 Calvert St. Woodland Hills, CA 91367.

FICTITIOUS BUSINESS NAME STATEMENT: 2012008940. The following person(s) is/are doing business as ROAD RUNNER DELIVERY SERVICE. 310 W. Harding Ave. Monterey Park, CA 91754.

FICTITIOUS BUSINESS NAME STATEMENT: 2012010064. The following person(s) is/are doing business as THE EXPERIENCE. 15534 Devonshire St. #102 Mission Hills, CA 91345.

FICTITIOUS BUSINESS NAME STATEMENT: 2012010064. The following person(s) is/are doing business as THE EXPERIENCE. 15534 Devonshire St. #102 Mission Hills, CA 91345.

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FICTITIOUS BUSINESS NAME STATEMENT: 2012009755. The following person(s) is/are doing business as LOS ARCS MEXICAN FOOD. 8418 Foothill Blvd. Sunland, CA 91040.

FICTITIOUS BUSINESS NAME STATEMENT: 2012009627. The following person(s) is/are doing business as ACEEL ROOFING & WATERPROOFING. 21704 Devonshire St. #309 Chatsworth, CA 91311.

FICTITIOUS BUSINESS NAME STATEMENT: 2012009549. The following person(s) is/are doing business as ACTION AUTO SALES. 12445 Carol Place Granada Hills, CA 91344.

FICTITIOUS BUSINESS NAME STATEMENT: 2012009460. The following person(s) is/are doing business as BODH THE KITCHEN. 9303 W. Pico Blvd. Los Angeles, CA 90036.

FICTITIOUS BUSINESS NAME STATEMENT: 2012009277. The following person(s) is/are doing business as AMERICAN THRIFT STORE AND DONATION CENTER. 8266 Van Nuys Blvd. Van Nuys, CA 91401.

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five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date.

NOTICE OF PUBLIC AUCTION OF ABANDONED PERSONAL PROPERTY - UNLAWFUL DETAINER

TAKE NOTICE THAT ON January 27, 2012 at 8:00 a.m. at 626 Wilshire Blvd in Los Angeles County, State of California, the undersigned will sell at public auction the personal property left by the former tenant occupying Suite 575 of that same building.

This property majority consists of, but is not limited to: desks, phones, trash cans, chairs, monitors, file cabinets, printers, coffee machine, small office furniture, box personal office belongings, fake plants, mini refrigerator, and some framed pictures.

This auction will be made pursuant to the provisions of California Civil Code Section 1993, et seq.

Dated: January 26, 2012 Golden Boy Wilshire, LLC, Landlord 626 Wilshire Blvd Los Angeles, CA 90017

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

Date of Filing Application: DECEMBER 22, 2011 To Whom It May Concern: The Name(s) of the Applicant(s) is/are: GROUP 21 ENTERPRISES LLC

The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: 1534 N MCCADDEN PL LOS ANGELES, CA 90028-7112

Type of License(s) Applied for: 47 - ON-SALE GENERAL EATING PLACE Department of Alcoholic Beverage Control 888 S. FIGUEROA ST, STE 320, LOS ANGELES, CA 90017

(213) 833-6043 LA1082916 BH WEEKLY 1/12, 19, 26 2012

NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

Date of Filing Application: DECEMBER 30, 2011 To Whom It May Concern: The Name(s) of the Applicant(s) is/are: OUTPOST RESTAURANT LLC

The applicants listed above are applying to the Department of Alcoholic Beverage Control to sell alcoholic beverages at: 1624 N. CAHUENGA BLVD LOS ANGELES, CA 90028-6202

Type of License(s) Applied for: 47 - ON-SALE GENERAL EATING PLACE Department of Alcoholic Beverage Control 888 S. FIGUEROA ST, STE 320, LOS ANGELES, CA 90017

(213) 833-6043 LA1082109 BH WEEKLY 1/12, 19, 26 2012

NOTICE OF TRUSTEE'S SALES No. 11-0114405 Title Order No. 11-0095189 Investor/Insurer No. 165568129 APN No. 4340-016-018 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/09/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by BRAD S NEGRON, A SINGLE MAN, dated 04/09/2007 and recorded 4/16/2007, as Instrument No. 20070902716, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/06/2012 at 11:00AM. CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8968 LLOYD PLACE, WEST HOLLYWOOD, CA, 900695503. The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$854,904.55. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/08/2012 RECONTRUST COMPANY, N.A., 1800 Tapo Canyon Rd., CA#6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4173210

FILE NO. 2012 010687 FICTITIOUS BUSINESS NAME STATEMENT THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: BILLARDS AND SPORTS BAR, 13325 VICTORY BLVD, VAN NUYS CA 91401, VAN NUTS, CA 91401.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 005781. The following person(s) is/are doing business as: WHIEET BEAUTIQUE, 9408 CALMADA AVE, WHITTIER, CA 90605.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 008778. The following person(s) is/are doing business as: H & J HARDWOOD FLOORS INSTALLER, 3417 2ND AVE, LOS ANGELES, CA 90018.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 008906. The following person(s) is/are doing business as: GET YOUR CREDIT BACK, RECUPERE SU CREDITO, 7008 TELEGRAPH ROAD SUITE D, MONTEBELLO, CA 90404.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 008911. The following person(s) is/are doing business as: EAGLEBROOK GREEN GARDEN, 1733 COLORADO BLVD, LOS ANGELES, CA 90044.

FICTITIOUS BUSINESS NAME STATEMENT: 2012 008911. The following person(s) is/are doing business as: EAGLEBROOK GREEN GARDEN, 1733 COLORADO BLVD, LOS ANGELES, CA 90044.

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01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0107269 Title Order No. 11-0086986 Investor/Insurer No. 872584555 APN No. 4344-007-009 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/28/2006. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by ATAOLLAH AMINPOUR AND NASIRIN AMINPOUR, HUSBAND AND WIFE, AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, dated 07/28/2006 and recorded 8/8/2006, as Instrument No. 06 1754629, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/09/2012 at 9:00AM, Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, Vineyard Ballroom at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 522 NORTH CANON DRIVE, BEVERLY HILLS, CA, 902103324. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$5,407,750.85. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/12/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4164753 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 249825CA Loan No. 3011377169 Title Order No. 788592 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-01-2006. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11-07-2006, Book , Page , Instrument 06 2471353, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MARTY TRUGMAN AND, RONNIE TRUGMAN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: A CONDOMINIUM COMPOSED OF: PARCEL 1: (A) AN UNDIVIDED 1/15 INTEREST IN LOT 1 OF TRACT NO. 41317, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 986 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 15 INCLUSIVE, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED MARCH 29, 1983, AS INSTRUMENT NO. 83-340933, IN OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (B) UNIT 7 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 2: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR BALCONY PURPOSES, WITHOUT LIMITATION AS TO TIME THAT AREA BEARING THE LETTER DESIGNATION "B", "B1" AND "B2" AND PRECEDED BY THE SAME

NUMBER DESIGNATION AS THE UNIT REFERRED TO HEREIN ABOVE IN PARCEL 1 (B), ALL AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. PARCEL 3: AN EXCLUSIVE EASEMENT TO AND THE EXCLUSIVE RIGHT TO USE FOR GARAGE PURPOSES WITHOUT THE LIMITATION AS TO THE GARAGE SPACES NUMBERED 27G AND 28G AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE. Amount of unpaid balance and other charges: \$1,038,777.23 (estimated) Street address and other common designation of the real property: 268 SOUTH LASKY DRIVE #201 BEVERLY HILLS, CA 90212 APN Number: 4328-006-055 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-06-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee FRED RESTREPO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172935 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0110882 Title Order No. 11-0091777 Investor/Insurer No. 4000764409 APN No. 5529-011-005 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/14/2006. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by CAROLE AYAMIN, A SINGLE WOMAN, dated 04/14/2006 and recorded 4/26/2006, as Instrument No. 06 0913064, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/06/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 934 N SWEETZER AVE, WEST HOLLYWOOD, CA, 90069. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,534,300.93. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/06/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4170452 01/12/2012, 01/19/2012, 01/26/2012

Trustee Sale No. 450563CA Loan No. 1022508850 Title Order No. 837726 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07-22-2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 08-09-2004, Book N/A, Page N/A, Instrument 04 2037398, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: HAGAY BATZRI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$745,031.26 (estimated) Street address and other common designation of the real property: 143 NORTH ARNAZ DRIVE #101 BEVERLY HILLS, CA 90211 APN Number: 4334-008-038 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-04-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912674 1/12, 1/19, 01/26/2012

Trustee Sale No. 452812CA Loan No. 3012522250 Title Order No. 913369 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-12-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-27-2007, Book N/A, Page N/A, Instrument 20070705878, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: DIANA ELLIS, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,393,446.61 (estimated) Street address and other common designation of the real property: 1648 NORTH BEVERLY DRIVE BEVERLY HILLS, CA 90210 APN Number: 4355-013-027 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-04-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASIMIR NUNEZ, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912609 1/12, 1/19, 01/26/2012

Trustee Sale No. 735143CA Loan No. 5304174765 Title Order No. 3206-231587 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-26-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A

PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-02-2007, Book , Page , Instrument 20070231593, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: REBEKA SHADPOUR, A MARRIED WOMAN, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (MERS), SOLELY AS NOMINEE FOR LENDER, AMERICAN MORTGAGE NETWORK, INC., IT'S SUCCESSORS AND ASSIGNS, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,666,162.79 (estimated) Street address and other common designation of the real property: 138 NORTH HAMEL DRIVE BEVERLY HILLS, CA 90211 APN Number: 4334-012-048 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P913142 1/12, 1/19, 01/26/2012

Trustee Sale No. 429391CA Loan No. 3010747826 Title Order No. 602115611 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10-10-2006. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-27-2006, Book , Page , Instrument 06 2386569, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: TANIA DIANA BENAT-MONLA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA Legal Description: As more fully described in said Deed of Trust Amount of unpaid balance and other charges: \$1,590,537.67 (estimated) Street address and other common designation of the real property: 200 SOUTH LA PEER DRIVE BEVERLY HILLS, CA 90211 APN Number: 4333-002-038 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st

class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee DEREK WEAR-RENEE, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P913300 1/12, 1/19, 01/26/2012

NOTICE OF TRUSTEE'S SALE TS # CA-08-225148-TC Order #: 080150917-CA-DCI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/3/2005. 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. 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): BAHMAN SAGHIAN, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY Recorded: 10/11/2005 as Instrument No. 05 2442800 in book xxx, page xxx of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 2/6/2012 at 11:00 AM Place of Sale: By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: \$887,458.98 The purported property address is: 268 S LASKY DR 204 BEVERLY HILLS, CA 90212 Assessor's Parcel No. 4328-006-057 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 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. 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: -- Quality Loan Service Corp. 2141 5th Avenue San Diego, CA 92101 619-645-7711 For NON SALE information only Sale Line: 714-730-2727 or Login to: www.lpsasap.com Reinstatement Line: (877) 908-4357 Ext. 3704 Quality Loan Service, Corp. 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 rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. ASAP# 4170211 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE APN: 4340-019-111 TS No: CA05001642-11-1 TO No: 5901312 PROPERTY ADDRESS: 838 NORTH DOHENY DRIVE APT. 1406, WEST HOLLYWOOD, CA 90069 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 19, 2008. 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 February 6, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, 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 October 16, 2008 as Instrument No. 20081841419 of official records in the Office of the Recorder of Los Angeles County, California, executed by GLORIA SHUM-FRIEDENBERG AND JEFFREY FRIEDENBERG, WIFE AND HUSBAND, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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: 838 NORTH DOHENY DRIVE APT. 1406, WEST HOLLYWOOD, CA 90069 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 \$387,176.74 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or 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. DATE: January 6, 2012 TRUSTEE CORPS TS No. CA05001642-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Camale Smith, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# FNMA4174090 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 432621CA Loan No. 3013620954 Title Order No. 602124200 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-20-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-30-2007, Book , Page , Instrument 20071030981, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JASMIN DANESCH, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 26 IN BLOCK 8 OF TRACT NO. 5939, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGES 43 AND 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,956,514.50 (estimated) Street address and other common designation of the real property: 8741 ROSEWOOD AVENUE WEST HOLLYWOOD, CA 90048 APN Number: 4336-003-025 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4171647 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 20100015008241 Title Order No.: 100499364 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF

TRUST, DATED 12/10/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NDEX WEST, LLC, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/31/2007 as Instrument No. 20072864126 of official records in the office of the County Recorder of LOS ANGELES County, State of CALIFORNIA. EXECUTED BY: FARRAH DIANI, 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). DATE OF SALE: 02/01/2012 TIME OF SALE: 11:00 AM PLACE OF SALE: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 339 N PALM DR APT 202, BEVERLY HILLS, CALIFORNIA 90210 APN#: 4342-005-023 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 \$1,421,438.93. The beneficiary under said Deed of Trust 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. FOR TRUSTEE SALE INFORMATION PLEASE CALL: AGENCY SALES & POSTING 2 3210 EL CAMINO REAL, SUITE 200 IRVINE, CA 92602 714-730-2727 NDEX West, L.L.C. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NDEX West, L.L.C. as Trustee Dated: 01/09/2012 NDEX West, L.L.C. 15000 Surveyor Boulevard, Suite 500 Addison, Texas 75001-9013 Telephone: (866) 795-1852 Telecopier: (972) 661-7800 ASAP# 4173494 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 247822CA Loan No. 0692248883 Title Order No. 723558 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-17-2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-25-2005, Book , Page , Instrument 05 0690710, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: BAHMAN NAVABIAN AND MALKA N. HASHEM, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 512 OF TRACT 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE(S) 11 TO 20, INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,532,840.31 (estimated) Street address and other common designation of the real property: 268 SOUTH ALMONT DRIVE BEVERLY HILLS, CA 90211 APN Number: 4333-003-021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-09-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT

PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4174029 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 444638CA Loan No. 3015568599 Title Order No. 563523 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-21-2008. 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 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-28-2008, Book , Page , Instrument 20080343618, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: LAWRENCE LAZAR TRUSTEE OF THE LAWRENCE LAZAR LIVING TRUST UDT MARCH 5, 2003, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 33 OF TRACT NO. 8401, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 117 PAGES 94 TO 98 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,713,672.93 (estimated) Street address and other common designation of the real property: 8833 HOLLYWOOD BOULEVARD WEST HOLLYWOOD, CA 90069 APN Number: 5558-017-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee REGINA CANTRELL, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172325 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 239991CA Loan No. 0676467764 Title Order No. 295374 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06-16-2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 06-24-2004, Book , Page , Instrument 04 1615355 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: BI YOUNG BAEK, AN UNMARRIED WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: PARCEL 1: AN UNDIVIDED 1/32ND INTEREST IN LOT 1 OF TRACT 31602, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES,

STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 844 PAGES 87 AND 88 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT UNITS 101 TO 108, 201 TO 208, 301 TO 308, AND 401 TO 408 INCLUSIVE AS SHOWN AND DEFINED UPON THE CONDOMINIUM PLAN RECORDED ON AUGUST 22, 1974 AS INSTRUMENT NO. 3262 ALL EXCEPT THEREFROM ALL OF THE OIL, GAS, MINERALS, HYDROCARBONS AND KINDRED SUBSTANCES LYING AND BEING BELOW THE DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS GRANTED TO REA CHESLER IN DEED RECORDED AUGUST 8, 1970 IN BOOK D4795 PAGE 174, OF OFFICIAL RECORDS. PARCEL 2: UNIT 203 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN ABOVE REFERRED TO. Amount of unpaid balance and other charges: \$369,781.75(estimated) Street address and other common designation of the real property: 221 S GALE DR # 203 BEVERLY HILLS, CA 90211 APN Number: 4333-029-043 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priority-posting.com ASAP# 4172534 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 448129CA Loan No. 3061353359 Title Order No. 723563 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01-03-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 01-12-2006, Book N/A, Page N/A, Instrument 06 0079357, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JOSEPH KHANIAN AND NAZI EBRAHIMZADEH, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 21 OF TRACT NO. 20002, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 597 PAGES 23 TO 25 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL CRUDE OIL, PETROLEUM, GAS, BREA, ASPHALTUM AND ALL KINDRED SUBSTANCES AND OTHER MINERALS UNDER AND IN SAID LAND AS GRANTED TO 2025 NORTH ANGLE AVENUE, A CORPORATION, BY DEED RECORDED MAY 12, 1958 IN BOOK D97 PAGE 465 OFFICIAL RECORDS, WITHOUT RIGHT OF SURFACE ENTRY. Amount of unpaid balance and other charges: \$978,899.23 (estimated) Street address and other common designation of the real property: 9816 MILLBORO PLACE BEVERLY HILLS, CA 90210 APN Number: 4384-025-010 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-05-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASEY KEALOHA, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR

THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4172157 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 11-25377 Loan No. CARRADINE Title Order No. 1102497 APN 5554-017-012 TRA No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/13/2008. 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 02/02/2012 at 11:00AM. RELIABLE TRUST DEED SERVICES as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 06/19/08 AS INSTRUMENT NUMBER 20081091844 of official records in the Office of the Recorder of Los Angeles County, California, executed by: SANDRA W. CARRADINE AN UNMARRIED WOMAN, as Trustor, SCHAEFER FUNDS LLC, as Beneficiary, 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: IN THE MAIN LOBBY AT 19510 VENTURA BLVD, TARZANA, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: AS MORE FULLY DESCRIBED ON 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: 1330 NORTH HARPER AVENUE, WEST HOLLYWOOD, CA 90046. 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, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$3,600,371.37 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust 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. DATE: 1/9/12 RELIABLE TRUST DEED SERVICES, AS TRUSTEE 19510 VENTURA BLVD., SUITE 214 TARZANA, CA 91356 (818)708-7272 Lynn Wolcott, President ASAP# 4175597 01/12/2012, 01/19/2012, 01/26/2012

NOTICE OF TRUSTEE'S SALE APN: 5559-001-170 TS No: CA05002252-11-1 TO No: 5926319 PROPERTY ADDRESS: 1131 ALTA LOMA ROAD UNIT 524, WEST HOLLYWOOD, CA 90069 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 4, 2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 6, 2012 at 11:00 AM, by the fountain located at 400 Civic Center Plaza, in the city of Pomona, County of Los Angeles, 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 January 22, 2007 as Instrument No. 20070124335 of official records in the Office of the Recorder of Los Angeles County, California, executed by HOVSEP MERDKHANIAN A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRSTION SYSTEMS, INC 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: 1131 ALTA LOMA ROAD UNIT 524, WEST HOLLYWOOD, CA 90069 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 \$285,800.42 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or 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. DATE: January 9, 2012 TRUSTEE CORPS TS No. CA05002252-11-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Camale Smith, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.lpsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS IS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. ASAP# FNMA4175166 01/12/2012, 01/19/2012, 01/26/2012

Trustee Sale No. 438996CA Loan No. 3013192350 Title Order No. 217852 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-19-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-02-2012 at 9:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-29-2007, Book , Page , Instrument 20070736523, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MARC EVAN HECKER A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA CA Legal Description: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST Amount of unpaid balance and other charges: \$1,499,675.79 (estimated) Street address and other common designation of the real property: 1643 CLEAR VIEW DRIVE BEVERLY HILLS, CA 90210 APN Number: 4356-007-044 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-03-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee CASIMIR NUNEZ, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com P912557 1/12, 1/19, 01/26/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 246718CA Loan No. 3012923151 Title Order No. 681738 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04-04-2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-09-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-11-2007, Book N/A, Page N/A, Instrument 20070868744, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CATHERINE A. HARTENDORP, AN UNMARRIED WOMAN AND SUSAN C. ANGUSTIA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT 37 OF TRACT NO. 7005, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 72 PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$1,259,432.21 (estimated) Street address and other common designation of the real property: 256 NORTH DOHENY DRIVE BEVERLY HILLS, CA 90211 APN Number: 4335-024-018 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-16-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ISAAC PACHECO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4173399 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0117667 Title Order No. 11-0098132 Investor/Insurer No. 052272364 APN No. 4342-003-044 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/27/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by MEHRAN FOROUZAN RAD, AN UNMARRIED MAN AS HIS SOLE & SEPARATE PROPERTY, dated 04/27/2004 and recorded 5/17/2004, as Instrument No. 04 1241792, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/14/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 321 NORTH OAKHURST DRIVE #503, BEVERLY HILLS, CA, 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$229,526.30. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/18/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4177183 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0115020 Title Order No. 11-0095540 Investor/Insurer No. 108032594 APN No. 5530-014-036 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/08/2005. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RICHARD H SOMMERS, A SINGLE MAN, dated 07/08/2005 and recorded

7/14/2005, as Instrument No. 05 1658737, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/14/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1027 N GENESEE AVENUE UNIT 5, WEST HOLLYWOOD, CA, 900466265. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$498,876.85. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/12/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4176535 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0117782 Title Order No. 11-0097918 Investor/Insurer No. 090858031 APN No. 4355-017-035, 4355-017-036, 4355-017-027 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/23/2005. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by AYALA ELINEKAVE, A SINGLE WOMAN, dated 05/23/2005 and recorded 6/1/2005, as Instrument No. 05-1272891, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/14/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 9617 HIGHLAND GEORGE DR, BEVERLY HILLS, CA, 902102317. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,213,997.46. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/18/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4177270 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0117634 Title Order No. 11-0098106 Investor/Insurer No. 201719341 APN No. 5554-006-079 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/07/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RENEE HEART, A SINGLE WOMAN, dated 10/07/2004 and recorded 10/26/2004, as Instrument No. 04 2754684, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County,

State of California, will sell on 02/14/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1318 N CRESCENT HEIGHTS BLVD #204, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$319,713.79. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/18/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4176653 01/19/2012, 01/26/2012, 02/02/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 446230CA Loan No. 0628095754 Title Order No. 643245 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-28-2003. 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 02-09-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-19-2003, Book N/A, Page N/A, Instrument 03-3822009, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: MENACHEM KLIER, AN UNMARRIED MAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: A CONDOMINIUM COMPOSED OF: PARCEL 1: A) AN UNDIVIDED 2/9 INTEREST IN AND TO LOT 1 OF TRACT NO. 39923, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1027 PAGE(S) 83 AND 84 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM UNITS 1 TO 4 INCLUSIVE AS DEFINED AS DELINEATED ON A CONDOMINIUM PLAN RECORDED DECEMBER 8, 1987 AS INSTRUMENT NO. 87-1940090. B) UNIT 3 AS DEFINED AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN. PARCEL 2: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "ENTRY" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AS DELINEATED AS "EXCLUSIVE USE COMMON AREA", WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "E" ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 3: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "DECK" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA", WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "D" ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 4: AN EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "PARKING AREA" OVER AND ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA", 7P AND 8P ON THE ABOVE REFERENCED CONDOMINIUM PLAN. PARCEL 5: AN EXCLUSIVE EASEMENT APPURTENANT TO PARCEL 1 ABOVE, FOR ALL USES AND PURPOSES OF A "BALCONY" OVER AND

ACROSS THAT PORTION OF LOT 1 OF TRACT 39923, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA" WHICH BEARS THE SAME NUMBER AS THE UNIT REFERRED TO IN PARCEL 1 ABOVE FOLLOWED BY THE LETTER "B": ON THE ABOVE REFERENCED CONDOMINIUM PLAN. Amount of unpaid balance and other charges: \$512,752.10 (estimated) Street address and other common designation of the real property: 179 NORTH LA PEER DRIVE BEVERLY HILLS, CA 90211 APN Number: 4335-029-137 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-13-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee ISAAC PACHECO, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4178413 01/19/2012, 01/26/2012, 02/02/2012

Title No. 4467531 ALS No. 2010-5964 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT OF A LIEN, DATED 12/22/2009. 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. NOTICE IS HEREBY GIVEN THAT: On 2/9/2012, at 09:00AM, Association Lien Services, as duly appointed Trustee under and pursuant to a certain lien, recorded on 12/23/2009, as instrument number 20091953289, of the official records of Los Angeles County, California. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA The street address and other common designations, if any, of the real property described above is purported to be: 221 S. Gale Dr. #203, Beverly Hills, CA 90211 Assessor's Parcel No. 4333-029-043 The owner(s) of the real property is purported to be: Bi Young Baek, an unmarried woman The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designations, 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 a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and Trust created by said lien. 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 \$29,327.67. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. The beneficiary of said Lien hereto 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. Date: 1/13/2012 Association Lien Services, as Trustee P.O. Box 64750, Los Angeles, CA 90064 (310) 207-2027 By: Rose-Mantalozi, Trustee Officer P916308 1/19, 1/26, 02/02/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123453 Title Order No. 11-0103867 Investor/Insurer No. 871776833 APN No. 5530-001-005 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/14/2005. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RC THORNTON A SINGLE MAN, dated 06/14/2005 and recorded 6/24/2005, as Instrument No. 05 1494431, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1244 NORTH FAIRFAX AVENUE, WEST HOLLYWOOD, CA, 90046. The undersigned Trustee disclaims any liability for any incorrectness

of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,203,499.51. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/25/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4178438 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123132 Title Order No. 11-0103565 Investor/Insurer No. 176567503 APN No. 4337-012-057 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/27/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by YOLANDA TAYLOR, A SINGLE WOMAN, dated 07/27/2007 and recorded 8/7/2007, as Instrument No. 20071858016, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00 AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 445 WESTMOUNT DRIVE, WEST HOLLYWOOD, CA, 90048. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,940,021.77. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/26/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4179698 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0107888 Title Order No. 11-0087928 Investor/Insurer No. 092657526 APN No. 2382-018-028 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 05/09/2005. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by RICHARD HWANG AND LI CHEN YANG, HUSBAND AND WIFE AS JOINT TENANTS, dated 05/09/2005 and recorded 5/25/2005, as Instrument No. 05-1223470, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12063 CREST COURT, BEVERLY HILLS, CA, 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with in-

terest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$3,666,885.85. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 12/30/2011 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4177922 01/26/2012, 02/02/2012, 02/09/2012

TS No. T10-71293-CA / APN: 4342-036-023 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/27/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Pursuant to California Civil Code Section 2923.54 the undersigned, on behalf of the beneficiary, loan servicer, or authorized agent, declares as follows: [X] The mortgage loan servicer has obtained from the commissioner a final or temporary order of exemption pursuant to Section 2923.53 that is current and valid on the date the notice of sale is filed and [X] The timeframe for giving notice of sale specified in subdivision (a) of Section 2923.52 does not apply pursuant to Section 2923.52 or 2923.55 Trustor: JOHN YARBROUGH, A SINGLE MAN Duly Appointed Trustee: CR Title Services, Inc. P.O. BOX 16128, TUCSON, AZ 85732-6128 866-702-9658 Recorded 09/03/2008 as Instrument No. 20081584394 in book , page of Official Records in the office of the Recorder of Los Angeles County, California, Date of Sale: 2/21/2012 at 09:00 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: \$463,426.78 Street Address or other common designation of real property: 431 N DOHENY DR #3 Beverly Hills, CA 90210-5715 A.P.N.: 4342-036-023 Legal Description: As more fully described in said Deed of Trust 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. The Trustee shall incur no liability for any good faith error in stating the proper amount of unpaid balances and charges. For Sales Information please contact PRIORITY POSTING AND PUBLISHING at WWW.PRIORITYPOSTING.COM or (714) 573-1965 REINSTATEMENT LINE: 866-702-9658 Date: 1/26/2012 CR Title Services, Inc 1000 TECHNOLOGY DRIVE, MS-314 O'FALLON, MO STEPHANIE ABCEDE TRUSTEE SPECIALIST, Federal Law requires us to notify you that we are acting as a debt collector. If you are currently in a bankruptcy or have received a discharge in bankruptcy as to this obligation, this communication is intended for informational purposes only and is not an attempt to collect a debt in violation of the automatic stay or the discharge injunction. P915916 1/26, 2/2, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0116362 Title Order No. 11-0096745 Investor/Insurer No. 10861822 APN No. 4334-018-034 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/28/2005. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by FARIBA MOLAYEM, AND VAHID MOLAYEM, WIFE AND HUSBAND AS JOINT TENANTS, dated 06/28/2005 and recorded 7/7/2005, as Instrument No. 05 1596903, in Book , Page ), of Official Records in

the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 160 NORTH LE DOUX ROAD, BEVERLY HILLS, CA, 90211. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,259,136.76. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/21/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By:-- Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4180299 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 742772CA Loan No. 1022958165 Title Order No. 100374366-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11-30-2005. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 02-16-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-13-2005, Book , Page , Instrument 05-3055920, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: JOANNE GORBY, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY., as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale 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 the Deed of Trust. 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, interest thereon, estimated 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. Place of Sale: BY THE FOUNTAIN LOCATED AT 400 CIVIC CENTER PLAZA, POMONA, CA 91766. Legal Description: LOT(S) 694 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGE(S) 11 THROUGH 20, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. Amount of unpaid balance and other charges: \$2,276,122.04 (estimated) Street address and other common designation of the real property: 217 S WETHERLY DRIVE BEVERLY HILLS, CA 90211 APN Number: 4331-024-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is". In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified; by overnight delivery; by personal delivery; by e-mail; by face to face meeting. DATE: 01-24-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee RIKKI JACOBS, ASSISTANT SECRETARY CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. California Reconveyance Company 9200 Oakdale Avenue Mail Stop: CA2-4379 Chatsworth, CA 91311 800-892-6902 For Sales Information: (714) 730-2727 or www.lpsasap.com (714) 573-1965 or www.priorityposting.com ASAP# 4177106 01/26/2012, 02/02/2012, 02/09/2012

NOTICE OF TRUSTEE'S SALE TS No. 11-0123524 Title Order No. 11-0103854 Investor/Insurer No. 154440446

APN No. 4357-002-008 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/07/2006. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by AUSTEENE G COOPER, A SINGLE WOMAN, dated 12/07/2006 and recorded 1/2/2007, as Instrument No. 20070000118, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 1831 BENEDICT CANYON DR, BEVERLY HILLS, CA, 902102006. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$849,126.27. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, 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. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/26/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4180904 01/26/2012, 02/02/2012, 02/09/2012

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code) Escrow No. 003888-BM

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.  
(2) The name and business addresses of the seller are: Cafe Om, Inc., a California Corporation, 7962 Fountain Avenue, West Hollywood, CA 90046  
(3) The location in California of the chief executive office of the Seller is: 7962 Fountain Avenue, West Hollywood, CA 90046  
(4) The names and business address of the Buyer(s) are: Cafe Om Enterprises, Inc., a California Corporation, 7245 Hillside Ave #417, Los Angeles, CA 90046  
(5) The location and general description of the assets to be sold are stock in trade, fixtures, equipment and goodwill of that certain business located at: 7962 Fountain Avenue, West Hollywood, CA 90046.  
(6) The business name used by the seller(s) at that location is: CAFE OM  
(7) The anticipated date of the bulk sale is February 13, 2012 at the office of Precision Escrow, Inc., 20833 Ventura Blvd., Woodland Hills, CA 91364, Escrow No. 003888-BM, Escrow Officer: Beatriz Minerio.  
(8) Claims may be filed with Same as "7" above.  
(9) The last date for filing claims is February 10, 2012.  
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.  
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: None  
Dated: January 18, 2012  
Transferees:  
Cafe Om Enterprises, Inc., a California Corporation  
S/ Abdullah, Tolga Balli, President  
Nesrin Balli, Secretary  
1/26/12  
CNS-2248196#

NOTICE OF TRUSTEE'S SALE TS No. 11-0120182 Title Order No. 11-0100609 Investor/Insurer No. 136207803 APN No. 5554-009-056 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/25/2006. 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." Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by JESSY TERRERO, A SINGLE MAN, AND DANIA RAMIREZ, A SINGLE WOMAN, dated 04/25/2006 and recorded 4/28/2006, as Instrument No. 06 0940369, in Book , Page ), of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 02/21/2012 at 11:00AM, By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766 at public auction, to the highest bidder for cash or check as described below, payable in full at time of

sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 8121 NORTON AVENUE # 302, WEST HOLLYWOOD, CA, 900464908. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$872,693.41. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. In addition to cash, the Trustee will accept cashier's checks 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 Financial Code and authorized to do business in this state. Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. DATED: 01/21/2012 RECONTRUST COMPANY, N.A. 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063 Phone: (800) 281 8219, Sale Information (626) 927-4399 By: - Trustee's Sale Officer RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose. ASAP# 4182316 01/26/2012, 02/02/2012, 02/09/2012

#### BID PACKAGE NO. 12-23

CITY OF BEVERLY HILLS  
PUBLIC WORKS & TRANSPORTATION  
- PROJECT ADMINISTRATION  
345 FOOTHILL ROAD  
BEVERLY HILLS, CALIFORNIA 90210

#### LEGAL NOTICE - BIDS WANTED

#### LA CIENEGA TENNIS COURT RESURFACING PROJECT

##### 1. Notice Inviting Bids

a. **Date of Request: January 27, 2012**

b. **Bid Number: 12-23**

c. **Item Description:** Resurfacing of sixteen (16) tennis courts, painting of light poles and replacement of wind screen at La Cienega Tennis Facility, located at 321 S. La Cienega Blvd, Beverly Hills, California 90210.

d. **Obtaining Bid Documents:** A copy of the Bid Package may be obtained by mail or in person from the Department of Public Works & Transportation - Project Administration, 345 Foothill Road, Beverly Hills, CA 90210, telephone number 310-288-2823. The bid package including plans and specifications may also be viewed on, and downloaded from the City's web site: www.beverlyhills.org: shortcuts: bid information: bid number 12-23.

e. **Bid Opening: Wednesday – March 1, 2012 at 2:00 p.m.**

f. **Due Date and Location for Submittals:** Sealed bids will be received at all times during normal business hours prior to the Bid Opening, at the City Clerk's Office, 455 North Rexford Drive, Room 290, Beverly Hills, CA 90210. All bids must be in writing and must contain an original signature by an authorized officer of the firm. Electronic bids (i.e., telephonic, FAX, etc.) are **NOT** acceptable. All bids shall clearly contain on the outside of the sealed envelope in which they are submitted: **BID PACKAGE 12-23: LA CIENEGA TENNIS COURT RESURFACING PROJECT.**

g. **Contractor's License:** In accordance with provisions of Section 3300 of the California Public Contract Code, the City has determined that the Contractor shall possess a valid California Contractor's License Class A – Haz or combination of Class C Licenses and Haz or other appropriate license classification under the State Contracting Code at the time the contract is bid. Failure to possess such license may render the bid non responsive and bar the award of the contract to that non responsive Bidder.

h. **Liquidated Damages:** There shall be a \$500.00 assessment for each and every calendar day work remains undone after date fixed for completion.

i. **Prevailing Wages:** In accordance with the provisions of Sections 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all persons employed on the project by the Contractor sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code, Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1." These documents can be reviewed in the office of the City Clerk or may be obtained from the State.

j. **Prebid Conference Date and Location:** A mandatory pre-bid conference will be held on Wednesday, February 15, 2012 at 10:00 a.m. at the project site, located at 321 S. La Cienega Blvd, Beverly Hills 90210.

k. **Bid Security:** Each bid shall be accompanied by bid security in the form of a cashier's check, certified check or bid bond in the amount of 10% of the total bid amount. All cashier's checks or certified checks must be drawn on a responsible bank doing business in the United States and shall be made payable to THE CITY OF BEVERLY HILLS. Bid bonds must be issued by a bonding company licensed to do business in the State of California. Bids not accompanied by the required bid security shall be rejected. Cash and personal or company checks are **NOT** acceptable. The City shall return the bid security checks of unsuccessful bidders to them when the successful bidder ("Contractor") enters into the Contract with the City.

l. **Payment Bond and Performance**

**Bond:** A Payment Bond and a Performance Bond, each in the amount of 100% of the contract amount, will be required of the Contractor.

m. **Insurance:** Upon award of contract, contractor will be obligated to file certificates of insurance evidencing coverage as specified in the bid documents and in a form acceptable to the City. The certificates shall be on the City's standard proof of insurance form.

n. **Time of Completion:** The contractual completion time shall be 45 calendar days from the date of Notice To Proceed.

o. **Retention:** In accordance with the contract, five percent (5%) of any progress payment will be withheld as retention. Pursuant to Section 22300 of the Public Contract Code, at the request and expense of the Contractor, securities equivalent to the amount withheld may be deposited with the City or with a state or federally chartered bank as the escrow agent, and City shall then pay such moneys to the Contractor. Refer to the contract for further clarification.

p. **Contact Person:** A bidder or potential bidder who has a procedural question may call Julio Guerrero at telephone number 310-288-2823. A substantive question must be submitted in writing and a copy of that question plus a written response to it will be emailed or mailed to all parties who have obtained a bid package.

THE CITY OF BEVERLY HILLS RESERVES THE RIGHT TO REJECT ANY BID OR ALL BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID. ANY CONTRACT AWARDED WILL BE LET TO THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER.

9	Remove and Replace Longitudinal Gutter in Alleyways	LF	1,100
10	Sidewalk spot repairs - full depth, root removal	SF	850
11	Remove and Replace Water Meter Box	EA	50
12	Adjust Valve Cover to Grade	EA	40
13	Adjust Manhole frames to Grade	EA	10
14	Remove and Reconstruct PCC accessible ADA Curb Ramps	EA	20
15	Remove and Reconstruct Driveways	EA	5
16	Remove and Reconstruct PCC Alley approach	EA	6
17	Traffic loops - standard round	EA	20
18	Striping & markings	LS	1

**AMENDMENTS** - The second paragraph of Section 3-2.2.1 "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted.

The fourth paragraph of Section 3-2.2.1 "Contract Unit Prices", of the Standard Specifications for Public Works Construction is deleted and replaced by the following: "Should any Contract item be deleted in its entirety, no payment will be made to Contractor for that Bid Item."

The following is in addition to the provisions of Section 2-9.1 of the Greenbook:

The Contractor is required to locate and tie out survey monuments in the project area prior to construction involving street and highways, and to file with the County Surveyor a Corner Record of any such work. Prior to the issuance of a completion certificate, the Contractor is required to file a Corner Record for survey monumentation that is replaced. All such survey work shall be performed under the supervision of a California licensed Land Surveyor or a Civil Engineer authorized to perform such work.

The Contractor shall provide the City a copy of the office calculations and documents submitted to the County for filing in connection with the aforementioned work.

The payment for surveying, related professional services, office calculation, and furnishing all labor, materials, equipment, tools and incidentals, and for doing work involved shall be considered as included in the various items of work, and no additional compensation will be allowed therefore.

Section 3-3.2.2 shall be changed as follows:

(a) Labor. The costs of labor will be the actual cost for wages of workers performing the extra work at the time the extra work is done, plus the employer payments of payroll taxes, health and welfare, pension, vacation, apprenticeship funds, and other direct costs, resulting from Federal, State, or local laws, as well as assessments or benefits required by collective bargaining agreements.

The following will revise Section 3-3.2.3 of the Greenbook:

(a) Work by Contractor. An allowance for overhead and profit shall be added to the Contractor's cost as determined under 3-3.2.2 and shall constitute the full and complete markup for all overhead and profit on extra work performed by the Contractor. The Contractor shall be compensated for the actual increase in the Contractor's bond premium caused by the extra work. For costs determined under each subsection in 3-3.2.2, the markup shall be:

a) Labor	20%
b) Materials	15%
c) Tools & Equipment Rental	15%
d) Other Items	15%

(b) Work by Subcontractor. When any of the extra work is performed by a Subcontractor, the markup established in 3-3.2.3(a) shall be applied to the Subcontractor's costs as determined under 3-3.2.2. An allowance for the Contractor's overhead and profit shall be added to the sum of the Subcontractor's costs and markup and shall constitute the full and complete markup for all overhead and profit for the Contractor on work by the Subcontractor. For Contractor markup of Subcontractor's costs, the allowance shall be 10% on the first \$2,000 or portion thereof, and 5% on costs in excess of \$2,000.

**LIQUIDATED DAMAGES** - There will be a Five Hundred Dollar (\$500.00) assessment for each calendar day that work remains incomplete.

**PREVAILING WAGES** - In accordance with the provisions of Section 1770 et seq., of the Labor Code, the Director of the Industrial Relations of the State of California has determined the general prevailing rate of wages applicable to the work to be done. The Contractor will be required to pay to all workers employed on the project sums not less than the sums set forth in the documents entitled "General Prevailing Wage Determination made by the Director of Industrial Relations pursuant to California Labor Code Part 7, Chapter 1, Article 2, Sections 1770, 1773, 1773.1".

A copy of said documents is on file and may be inspected in the office of the City Engineer, located in 345 Foothill Road, Beverly Hills, California 90210.

Attention is directed to the provisions of Sections 1777.5 and 1777.6 of the Labor Code concerning the employment of apprentices by the Contractor or any subcontractor under him. The Contractor and any subcontractor under him shall comply with the requirements of said sections in the employment of apprentices.

Information relative to apprenticeship standards and administration of the apprenticeship program may be obtained from the Director of Industrial Relations, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

**PAYROLL RECORDS** - The Contractor's attention is directed to Section 1776 of the Labor Code, relating to accurate payroll records, which imposes responsibility upon the Contractor for the maintenance, certification, and availability for inspection of such records for all persons employed by the Contractor or by the Subcontractors in connection with the project. The Contractor shall agree through the Contract to comply with this section and the remaining provisions of the Labor Code.

**INSURANCE AND BOND REQUIREMENTS** - The Contractor shall provide insurance in accordance with Section 3-13 of the City of Beverly Hills, Public Works Department, Standard Contractual Requirements, included as part of these Specifications. In addition, the Contractor shall guarantee all work against defective workmanship and materials furnished by the Contractor for a period of one (1) year from the date the work was accepted in accordance with Section 2-11 of the Standard Contractual Requirements. The Contractor's sureties for the "Performance Bond" shall be liable for any work that the Contractor fails to replace within a specified time.

THE CITY RESERVES THE RIGHT TO REJECT ANY BID OR ALL THE BIDS AND TO WAIVE ANY INFORMALITY OR IRREGULARITY IN ANY BID, BUT IF THE BIDS ARE ACCEPTED, THE CONTRACT FOR THE IMPROVEMENT WILL BE LET TO THE LOWEST RESPONSIBLE BIDDER FOR THE PROJECT AS A WHOLE.

**NOTICE TO BIDDERS**  
for the  
**2011-2012 STREET RESURFACING - VARIOUS LOCATIONS**  
within the City of  
**BEVERLY HILLS, CALIFORNIA**  
oooo

**BIDS** - Sealed proposals for the 2011-2012 STREET RESURFACING - VARIOUS LOCATIONS within the City of Beverly Hills, California, will be received up to the hour of 2:00 p.m., on **Thursday, February 16, 2012** at the office of the City Clerk of said City, located in Room 290 at 455 North Rexford Drive, Beverly Hills, California. Bids will be publicly opened at 2:00 p.m. on the above-mentioned date in the office of the City Clerk of said City Hall and award of the contract will be made during a subsequent meeting of the City Council.

**GENERAL INSTRUCTIONS** - Bids must be submitted on the Proposal Form prepared for this project and shall be delivered at the office of the City Clerk within a sealed envelope and marked on the outside as follows: "**2011-2012 STREET RESURFACING - VARIOUS LOCATIONS**" **BID 12-24**.

Copies of the Specifications and Proposal Form may be inspected and obtained at the office of the City Engineer, 345 Foothill Road, Beverly Hills, CA 90210. There is no charge or deposit required for this material; therefore, they are not to be returned to the City for refund. Each bidder shall furnish the City, the name, address, and telephone number of the firm requesting Specifications.

**SCOPE OF THE WORK** - The work to be done shall consist of furnishing all the required labor, materials, equipment, parts, implements and supplies necessary for, or appurtenant to, the construction and completion of the project indicated above in accordance with Standard Drawings and the Specifications prepared for this project.

References in the project specifications to specific sections of the Standard Specifications refer to the book of "Standard Specifications for Public Works Construction", 2006 Edition, written by a Joint Cooperative Committee of the Southern California Chapter of the American Public Works Association and Southern California district of the Associated General Contractors of California. Contractors wishing to obtain this book may purchase copies directly from the publisher, Building News, Inc., 1612 South Clementine Street, Anaheim, CA, 92802. There is no charge or deposit for the other items listed above.

**TIME FOR COMPLETION** - The work on this project shall start within 7 calendar days from the date of receipt of written notice to proceed from the City Engineer and the Contractor agrees to complete the entire work within **140 working days** from Notice to Proceed.

In case all the work called for is not completed in all parts and requirements within the time specified, the City shall have the right to grant or deny an extension of time for completion, as may best serve the interest of the City. The Contractor shall not be assessed with penalties during the delay in the completion of the work caused by acts of God or of the Public Enemy, acts of the State, fire not due to acts of contractors or subcontractors, floods, epidemics, quarantine, restrictions, strikes, freight embargo or unusually severe weather, or delays of subcontractors due to such causes provided that the Contractor shall, within ten (10) calendar days from the beginning of such delay, notify the City, in writing of the cause of the delay. The City will ascertain the facts and the extent of the delay, and the findings thereon shall be final and conclusive.

In general terms, the contract work for this project shall consist of the following items of work:

ITEM NO.	ITEM DESCRIPTION	UNITS	QUANT
1	Mobilization	LS	1
2	Engineered traffic plan/traffic control/message boards	LS	1
3	Full width cold Mill Existing AC Pavement 2" (Unifom Deph)	SY	52,000
4	AC overlay 2" Class C or D PG 64-10	TONS	7,500
5	Crack seal	LS	1
6	Pavement spot repairs - full depth, root removal & 8" AC pavement on 8" CMB	TONS	50
7	Pavement spot repairs - full depth, root removal & 8" PCC pavement on 8" CMB	SF	500
8	Remove and Replace 8" curb w/ 18" gutter	LF	950

# CLASSIFIEDS

To place your ad, call  
310-887-0788

## 100-199 Announcements

105-General Services  
110-Funeral Directors  
115-Cemetery/Mausoleums  
120-Clubs/Meetings  
125-Personals  
130-Legal Notices  
135-Beauty Aids  
140-Health Aids  
145-Lost Items  
150-Found Items  
155-School and Classes  
160-Adult Entertainment  
161-Escort  
165-Massage  
170-Caregiver

## 200-299 Services

201-Accounting  
202-Acoustics  
204-Additions  
206-Appliance Repair  
208-Asphalt Paving  
210-Bath Tub Repair/Reglazing  
212-Bookkeeping Services  
214-Brush Clearing  
215-Building

216-Car Alarms  
217-Culinary Service  
218-Carpentry  
220-Cleaning  
222-Carpet Installation  
224-Computer Repair  
225-Computer Tech Support  
226-Concrete  
227-Construction  
228-Contractors  
230-Counseling  
232-Decking  
234-Drywall  
236-Electrical  
237-Entertainment  
238-Exterminators  
240-Fencing  
242-Garage Doors  
244-Handyman  
246-Hauling  
248-Internet Services  
250-Iron Work  
252-Janitorial  
254-Landscaping  
255-Legal Services  
256-Locksmith  
258-Moving/Storage

## LEGEND

260-Music Instruction  
262-Painting  
264-Pet Sitting  
265-Photography  
266-Plumbing  
267-Piano Tuning  
268-Roofing  
270-Sandblasting  
272-Security Services  
274-Stained Glass  
276-Tile  
278-Tree Service  
280-Tutoring  
282-TV/VCR/DVD Repair  
284-Video Systems  
286-Windows  
288-Word Processing  
289-Lessons  
290-Trainer

**300-399 Rentals**  
300-House Furnished  
302-House Unfurnished  
304-Apartments Furnished

306-For Rent  
308-Condominiums  
309-Recreational For Rent  
310-Rooms  
312-Rentals to Share  
314-Hotels/Motels  
316-Garages Storage  
318-Office Space  
320-Commercial  
322-Resort Property  
325-For Lease

**400-499 Real Estate**  
400-Homes For Sale  
401-Real Estate  
402-Condominiums  
404-Commercial/Industrial  
406-Mobile Homes  
408-Income Property  
410-Lots For Sale  
412-Farms/Ranches  
414-Resort Property  
416-Lakeshore Property  
418-Oceanfront Property

420-Out-of-State Property  
422-Real Estate Exchange  
424-Real Estate Wanted

## 500-599 Employment

500-Employment Opportunities  
501-Help Wanted  
505-Work at Home  
510-Employment Agencies  
515-Business Services  
516-Business Opportunities  
520-Jobs Wanted  
521-Personal Shopper  
522-Drivers

## 600-799 Merchandise

600-Garage Sales  
610-For Sale  
615-Business For Sale  
700-Antiques  
705-Appliances  
710-Medical Supplies  
715-Coins & Stamps  
720-Computers  
725-Furniture  
726-Miscellaneous

730-Musical Instruments  
735-Office Furniture  
740-Television/Radio

## 800-899 Financial

800-Real Estate Loans  
801-Financial Services  
802-Money to Loan  
804-Money Wanted  
806-Mortgage & Trust  
808-Escrows

## 900-999 Transportation

900-Autos For Sale  
905-Trucks & Vans  
910-Motorhomes/Campers  
915-Motorcycles  
920-Trailers  
925-Classics  
930-Auto Leasing  
935-Aircraft  
940-Boats  
945-Personal Watercraft  
950-Marine Supplies  
955-Autos Wanted

Valhalla Cemetery, Burbank.  
Double crypt in Mausoleum,  
Eye level. Asking price is  
\$8000. Call Bob for viewing  
C: (818) 429- 9536

Westwood Memorial Park.  
Couch Crypt. Must sell. (307)  
690- 0391

## 157-ITEMS WANTED

WANTED ALL MOTORCY-  
CLES pre 1980 - running or  
not. CASH PAID!! 315-569-  
8094. (Cal-SCAN)

## 155- SCHOOL AND CLASSES

EARN COLLEGE DEGREE  
ONLINE. \*Medical, \*Busi-  
ness, \*Criminal Justice. Job  
placement assistance.

Computer available. Financial  
Aid if qualified. SCHEV certi-  
fied. Call 888-210-5162 www.  
CenturaOnline.com  
(Cal-SCAN)

## 170-CAREGIVER

I am a caregiver seeking work.  
Live-in. 15 Years experience.  
I also do facials, massages,  
and natural healing. (213)281-  
8443.

I am a certified nursing as-  
sistant/caregiver. Experienced,  
Great References. (323)-812-  
4230

## 172-BABYSITTER/NANNY

Nanny Extraordinaire: Reli-  
able, kind, and capable, with  
lifetime experience taking care  
of families. Can drive, orga-  
nize schedules, and household.  
Great with kids. Call Nancy  
(818) 209-6024.

## 239-FIREWOOD

Dry seasoned firewood. All  
varieties available. Full cords  
or half cords or quarter. (818)  
968-6997

## 244-HANDYMAN

255- Legal Services  
SOCIAL SECURITY Dis-  
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or Pay Us Nothing. Contact  
Disability Group, Inc. Today!  
BBB Accredited. Call For Your  
FREE Book & Consultation.  
877-490-6596.(Cal-SCAN)

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INJURED IN AN AUTO  
ACCIDENT? Call Jacoby &  
Meyers for a free case  
evaluation. Never a cost to  
you. Don't wait, call now, 888-  
685-5721. (Cal-SCAN)

## 100- ANNOUNCEMENTS

Enjoy the rewarding cul-  
tural experience of hosting  
International Students with  
Kaplan International Center  
Westwood! Compensation pro-  
vided. Interested Host Families  
Please Call (310) 824-6941

ADVERTISE YOUR AUC-  
TION in 240 California  
newspapers for one low cost of  
\$550. Your 25 word classified  
ad reaches over 6 million+  
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(Cal-SCAN)

GET FLEX TV de DISH  
LATINO with packages start-  
ing at \$19.99. Flex TV has no  
contracts, no credit checks and  
free installation. Call 888-515-  
5924 today! (Cal-SCAN)

NEED To AVOID FORECLO-  
SURE? We can help free of  
charge! We've helped 100's of  
homeowners. Free  
registration at www.ShortSal-  
eTree.com or call 858-224-  
8733. (Cal-SCAN)

START NOW! Open Red Hot  
Dollar, Dollar Plus, Mailbox,  
Discount Party, Discount  
Clothing, Teen Store,  
Fitness Center from \$51,900  
worldwide! www.DRSS25.  
com. 1-800-518-3064. (Cal-  
SCAN)

## 115- CEMETERY

Eden Memorial Park  
2 marble side by side wall  
crypts near entrance. Valued at  
\$11K each- asking \$15K for  
the pair. Contact Myra (818)  
884-5183

EDEN MEMORIAL PARK  
Mission Hills  
Mt Eilat Section (sold-out  
section)

Two family owned plots (not  
side by side but close to each  
other)  
Plot 36, Space C  
Plot 19, Space D

Valued at \$9733. each  
Sell for \$6000.ea/negotiable  
Will sell separately or as a  
package  
Call or e-mail Aubrey  
(206) 367-4245  
Rprovisor9@aol.com

Eden Memorial park Mission  
Hills, CA. 1 plot in Mount of  
Olive Center. Plot # 1622H  
Beautiful location. Valued @  
\$11,500k selling for \$8,500k  
(818) 700-1204

Forest Lawn Cypress Single  
plot. Area: Constant Love.  
\$3500. (714) 761- 1957.

One burial space at Forest  
Lawn Cypress. Located in  
Memories Section, Lot 338,  
Space 2. The cemetery list  
price for space is about \$4000+  
and owner is asking \$2900  
or best offer for space. (714)  
546-8724 or (714) 883-7203

FOREST LAWN CYPRESS-  
1 double plot in Everlasting  
Hope. Endowment & transfer  
fees included \$6,500/obo  
(925)683-4345

Forest Lawn, Cypress. 2 avail-  
able plots going for \$4,900  
each. Richard (949) 395-4225

FOREST LAWN GLENDALE  
Prime internment spaces close  
to entrance and fountain. 3  
spaces in Kindly Light. Sold  
together or separate. Forest  
Lawn's Retail Price-\$11,500  
EACH. Discount-\$9,775  
EACH (OBO). Call Charlie  
(760) 696-6730

Forest Lawn Hollywood Hills.  
Court of Valor. \$4,500. Call  
Elizabeth at (951) 231-8542  
Forest Lawn Hollywood Hills.  
2 plots, Enduring Faith, Lot  
4404 Spaces 1 and 4 \$5K  
Each. (702) 202- 2427 or (213)  
999- 6977

Forest Lawn Hollywood Hills  
Ascending Dawn. Block 5417.  
Companion Lawn Crypt 1 AB  
for \$10,500 OBO. If interested  
call Maria at (909) 376-1759.

Forest Lawn Hollywood  
Hills, 6 garden plots, Loving  
Kindness Section. Lot 9968  
Spaces 1, 2, 3, and 4 & Lot  
9969 Spaces 3 and 4. Spaces  
near Old North Church. Each  
space \$4,900, preferable to be  
sold in pairs, but individually  
acceptable as well. Daytime:  
(818)-456-6815 and Evening:  
(818) 399-0833

Hollywood Hills Forest Lawn,  
8 Cemetery Plots. All Fees  
Paid, Title Transfer Fee, Lot  
J55 Peaceful Memory, Plots  
6068 & 6069, valued at \$7,200,  
selling for \$6,000 each. George  
(818) 426-9496 Gavak@  
charter.net

Forest Lawn Hollywood Hills  
Companion Plot in Lincoln  
Terrace in the Tudor Family  
section 80 (520) 578-6399 pp

Forest Lawn Hollywood Hills  
Companion Lawn Crypt in  
Ascending Dawn Lot 5716  
#3A-B Value \$12,650 Reduced  
to \$10,500 (435) 216- 2569

Forest lawn Glendale 1 plot  
on the north slope of the great  
mausoleum. Plot 2-16 \$5000.  
(928) 636- 1921

Forest Lawn, Long Beach.  
1 Cemetery Plot, Lot 1349,  
Located in the Garden of  
Devotion , originally valued  
at \$4500, reduced to \$3500.  
Emery (712) 328-1907

Green Hills, Crescent Section.  
2 double plots. Numbers 236 A  
& B. Valued at \$12,500 each.  
Willing to take \$10,000 each.  
Contact Keith Baker (503)  
740- 3488.

Green Hills Memorial Park,  
Rancho Palos Verdes. Beautiful  
Harbor view area. 4 adjacent  
plots. \$7k each. (310) 548-4147

Hillside Memorial Park. Single  
plot in the Sunland Gardens  
section. Plot is a 3rd row wall  
crypt. Market value 9,130.  
Asking price 7,000. Please  
contact Beverly (503) 227-  
5692

Single wall crypt at Mount  
Sinai Memorial Park at Heart  
Level in Court of Psalms  
#43139. Beautiful Location.  
Will see for \$3,500 and seller  
will pay transfer document  
fees. (949) 588-8669.

Mount Sinai Memorial Park.  
Hollywood Hills, CA. For  
sale 2 side-by-side spaces at  
Gardens of Ramah lot 1543.  
Beautiful Sold out section.  
\$17, 500. (323) 428-6697.

Two burial spaces at Oakdale  
Memorial Park. Located in  
Section G, Lot 223, Compan-  
ion Lawn crypt 32. Owner is  
asking \$4,000 for this compan-  
ion lawn crypt unit. Deed fee  
will be paid for by seller. (352)  
350-7144

Plot at Pacific View Memorial  
Park. Located in the front of  
the cemetery, near entrance,  
easy access, trees, and a view  
of the Pacific, Lot 229. The  
list price for this space is over  
\$10,000, special reduced price  
of \$6,000. (281)827-9620

Pacific view Memorial park.  
Newport Beach. Del Mar  
Gardens III. Lot 63 grave  
J companion \$14,000. Call  
Deborah (714) 719- 9001

Pacific View Memorial Park  
New Port. 2 person crypt-  
Sunset Garden Court. \$20k.  
(949)378-5629.

Pacific View Memorial Park  
plot in Sea View facing the  
ocean. Section 1292, Plot D,  
double plot RETAIL: \$23,000  
Asking: \$18,000 OBO (949)  
673-4533

Pacific View Memorial Park-  
SEA VIEW. 1407 Space C.

\$7,500. Call (714)-390-6905  
or (714) 968-7621

Double plot for sale at Pierce  
Village Memorial Park. Great  
Location. Selling below retail  
price. Westwood Mortuary.  
Westwood, CA. Call for more  
information (310) 401-3100

Pierce Brothers Westwood  
Memorial Park, Double Crypt,  
Located in the Sanctuary of  
Peace, Lot 11D, available for  
\$40,000. Sean (909)936-3366

2 Plots at Rose Hills Cemetery  
for sale. Daybreak Paris on the  
hill with a great view of the  
city. Asking \$5,000 Each, Sell-  
ing Below Retail Price. Call  
Terry for more information @  
(323) 837-1261

Rose Hills Indoor Niche in  
Skyrose Chapel, Tier 201 &  
202, worth \$7,100 selling for  
\$5,400. Call Joe (626) 674  
-8384

One plot at Rose Hills Cem-  
etry, Lot #5705 Alder Lawn,  
Will sell for \$8, 500. (808)  
929-7610

Rose Hills- One plot in beauti-  
ful area that has been sold  
out for many years. Suncrest  
Lawn, Lot 1954, Space 2.  
Selling prices of new plots  
are ranging \$9,500. Selling  
this plot for \$3,500. I will pay  
transfer fee. About a block and  
a half below the Rose Hills  
sign, which is on the top of the  
hill. Wayne (909)910-2948

Rose Hills, Whittier, 2 plots in  
Acacia section, value 3,000/  
each. Make offer (951) 791-  
0870 pp.

4 burial spaces at Rose Hills  
Memorial Park, located in Gar-  
den of Peace, Lot 819, Spaces  
1,2,3,4. The cemetery list price  
is \$5800 each space and owner  
is asking \$9600 for 2 spaces  
of \$19,200 for all 4 spaces.  
(928)758-7220

## 263-PETS FOR SALE

CANE CORSO 10 week old puppies. 3 Males & 1 Female left. ICCF Registered, Tails docked. Mother & Father on premises. Asking \$700 Call (323) 333-5828

GREAT DANE Male/Female AKC Black & White f harlequin, RARE Fawnaquin, Fawn, Merle. White with it all! Raised indoors with kids & Cats. Tall & Large. \$1,000-\$2,000. Celestial Great Danes (951) 678-954

Purebred Dachshund pups. Born 11/17. One red male left. Happy, healthy, bouncy, crate-trained. 1st shots. Worth \$1100. Asking \$300. (310) 430-6603. pennyliisa@gmail.com

One month old blue mastiffs pups. 2 Boys and 2 Girls looking for a great family and a home. Easy to train, very intelligent and most of all great with other kids and pets. Only serious and responsible inquiries please. These dogs are my family. Marvin (310) 560-8735

Tea Cup CHIHUAHUA Puppies. 2 Female & 1 Male super small, like a soda can! Must see! 9 weeks with shots. Please call or text \$250. (213) 905-0586

English Bulldogs for sale. 4 females, 3 males. AKC registered. 1300 each. 4 male Frenchies. \$1000 each. Please call (323) 704- 5290.

AKC Red Doberman Puppies. 10 weeks old, 3 females and 2 males. Microchipped, all shots, tails docked, declaws. \$900. (559) 936-1958

GOLDENDOODLES English Cream Teddy Bear, M/F, 8 Weeks Old \$1,500. First Shots & Deworming, Vet Check & Health Guarantee for 1 year, Hypoallergenic. Karen (951) 567- 9461

Golden Retriever. Beautiful Best Friends!! AKC/OFA/HEART/CERF. Eng cream to pale gold. See at www.saddlecreekfarms.net. \$1500 to \$2000 (805) 705-5237, (800)887-4972.

Great Dane. Female AKC B&W Harlequin, Merle, Mantle. Must see puppy website; celestialgreatdanes.com (951) 678- 9854

LABRADOR RETRIEVER puppies, chocolate, 6 weeks old, AKC pure bred, shots, dewormed, micro-chipped, house trained. (760)250-0896

STANDARD POODLE akc, Chocolate, blockheads, 7 wks, shots, declawed, vet checked, \$600.00 Gorgeous (951) 306-4177

Newborn Pugs For Sale! AKC, Dewormed. Very friendly, healthy, and loving. Would make a great addition to any family. Going at a great price. \$700. Contact (951) 722-2262

POMERANIAN PUPPIES. Rare blue eyed, blue merle and cream color. Will be small, 9 weeks, with shots. \$400 and up. (760) 248-7030

Spinone Italiano Beautiful markings, white w/ orange. AKC Champion lines. Great family dog, calm, loving. Rare hunting breed. (530) 823- 5966 (530) 305- 0633

Soft Coated Wheaten Terriers. 3 Female and 1 male, adorable, AKC puppies. \$1500. The perfect Christmas present! Will be available to take home early December. Call soon while puppies last! (661)-904-7167.

AKC Yorkshire Terriers, 2 Male Puppies, 9 wks old, Shots, Small, Beautiful, Smart, No Shedding \$1100. Call (951)347-6490.

Purebred, Homegrown Yorkie Puppies for sale. Very playful, loving, and healthy. All shots, dewormed. Looking for a good home. \$800. Contact Art (323) 494-1937

## 268-ROOFING

Rainman Roofing. Stop that leak before it stops you! Starting at \$99, 24 hour Emergency Service, Senior Discounts. (310)-900-9909. Free Estimates-Licensed and Insured.

## 278-TREE SERVICE

Tree trimming, removals, stump grinding. Licensed contractor #084741. Bonded and insured. Free estimates. (818)968-6997.

## 280-TUTORING

SPANISH TUTORING. South American with University Degree. All ages and Levels including College Student Plus. Learn, Improve, get confident. (310) 741-8422

## 291-CAREER TRAINING

Be an IMMIGRATION or BK PARALEGAL \$395.00. Includes Certificate, Resume & 94% Placement! 626 -918-3599 or 626-552-2885. Placement in all 58 counties.

## 322-RESORT PROPERTY

Come to the snow at PINE MOUNTAIN RENTALS! Houses starting at \$125 to \$325 per night. Beautiful homes, scenery, and great for getaway vacations. Call Barbara Archer (661) 242-2517 Today!

## 418-SCHOOLS/EDUCATION

HIGH SCHOOL DIPLOMA! Graduate in 4 weeks! FREE Brochure. Call Now! 1-866-562-3650 ext. 60 www.South-EasternHS.com (Cal-SCAN)

ALLIED HEALTH CAREER training - Attend college 100% online. Job placement assistance. Computer available. Financial Aid if qualified. SCHEV certified. Call 800-481-9409. www.CenturaOnline.com (Cal-SCAN)

ATTEND COLLEGE ONLINE from Home. \*Medical, \*Business, \*Paralegal, \*Criminal Justice. Job placement assistance. Computer available. Financial Aid if qualified. SCHEV certified. Call 888-210-5162 www.Centura.us.com (Cal-SCAN)

## 420-OUT OF STATE REAL ESTATE

TEXAS LAKE BARGAIN! 4 AC just \$49,900. Come see how much your money can buy in the North Texas Hill Country! Spectacular 4 acre lake access homesite w/ incredible Hill Country views and covered in trees. Enjoy 18,000+ acres of crystal clear waters -boat, ski, scuba! Prime location near Dallas/Ft Worth.

Low taxes, booming economy, affordable living! Ask about our FREE OVERNIGHT STAY! Excellent financing. Call now 1.877.888.1636, x1563 www.pklakefront.com (Cal-SCAN)

39 acres, mountain land, gorgeous views, private drive, underground utilities, very secluded. Located in Blaine, Tennessee. PRICE: \$215,000 OBO. JC2860@yahoo.com. (865) 933-9000

20 Acres-Live On Land NOW!! Only \$99/mo. \$0 Down, Owner Financing, NO CREDIT CHECKS! Near El Paso, Texas, Beautiful Mountain Views! Free Color Brochure. 1-800-755-8953. www.SunsetRanches.com (Cal-SCAN)

ADVERTISE Your VACATION PROPERTY in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

## 501-HELP WANTED

DRIVER - WEEKLY HOME-TIME! Dry and Refrigerated. Daily Pay! 31 Service Centers. Local Orientation. Newer trucks. CDL-A, 3 months current OTR experience. 1-800-414-9569. www.DriveKnight.com (Cal-SCAN)

HAP Alaska -Yukon hiring all positions aboard our exclusive rail cars in Alaska. May-Sept 2012! Customer Service, Food and Beverage experts needed! See us at the CAL POLY job fair in Pomona Feb 16. Apply online: www.alaskatourjobs.com EOE. (Cal-SCAN)

Looking for a caregiver companion. Good references and experienced. Call (323) 528-4691

\$15-\$25 hr. Customer Service. 100 year old company. Established customers. Flexible hours. PT/FT.

Retirees welcome. No starter fee. FULLER BRUSH 1-800-655-5435 email: david-froshaug@gmail.com (Cal-SCAN)

DRIVER - Start out the year with Daily Pay and Weekly Home Time! Single Source Dispatch. Van and Refrigerated. CDL-A, 3 months recent experience required. 1-800-414-9569. www.DriveKnight.com (Cal-SCAN)

Drivers - Solos & Teams! RUN 11 WESTERN STATES! Sign-On Bonus, Excellent Pay, Great Equipment, Exceptional Home Time. CDL-A, 1-Year OTR Experience. HazMat Required. 1-888-905-9879. www.AndrusTrans.com (Cal-SCAN)

CDL-A Drivers- Steady Miles, New Equipment, Regular Home-time. Dry Van and Flatbed (\$500 Sign-On for Flatbed). Benefits after 30 days. CDL GRADUATES NEEDED. Call Tracy: 615-720-8281 or 888-801-5295. (Cal-SCAN)

DRIVER - WEEKLY HOME-TIME! Dry and Refrigerated. Daily Pay! 31 Service Centers. Local Orientation. Newer trucks. CDL-A, 3 months current OTR experience. 1-800-414-9569. www.DriveKnight.com (Cal-SCAN)

LIVE-WORK-PARTY-PLAY!! Play in Vegas, Hang in LA. Hiring 18-24 gals/guys. \$400-\$800 wkly. Paid expenses. Signing Bonus. Energetic & Fun! Call 877-259-6983. (Cal-SCAN)

DRIVER - Start out the year with Daily Pay and Weekly Home Time! Single Source Dispatch. Van and Refrigerated. CDL-A, 3 months recent experience required. 1-800-414-9569. www.DriveKnight.com (Cal-SCAN)

WORK AND TRAVEL ALASKA !!!! Seafood Companies Now Hiring. Airfare, Room and Board Provided. No Experience Necessary. Short 2-5 month contracts. Alaskan Seafood Jobs - www.AlaskanSeafoodJobs.com (Cal-SCAN)

Drivers - Solos & Teams! RUN 11 WESTERN STATES! Sign-On Bonus, Excellent Pay, Great Equipment, Exceptional Home Time. CDL-A, 1-Year OTR Experience. HazMat Required. 1-888-905-9879. www.AndrusTrans.com (Cal-SCAN)

DRIVERS - CDL-A TANKER DRIVERS! Home Weekly! Paid Loaded Round Trip. Great benefits, Bonuses & Equipment. 3 yrs. Class A exp., Tanker & Hazmat exp., Stable work history, Clean MVR & TWIC required.310-715-6743. www.AndrewsLogistics.com (Cal-SCAN)

TRUCK DRIVERS: Will provide CDL training. Part-time driving job with full-time benefits. Get paid to train in the California Army National Guard. www.NationalGuard.com/Truck or 1-800-Go-Guard. (Cal-SCAN)

A Better Career With Melton. Great Equipment & Benefits. 2 Months CDL Class A Driving Experience. 1-877-258-8782. www.MeltonTruck.com (Cal-SCAN)

WORK AND TRAVEL ALASKA !!!! Seafood Companies Now Hiring. Airfare, Room and Board Provided. No Experience Necessary. Short 2-5 month contracts. Alaskan Seafood Jobs - www.AlaskanSeafoodJobs.com (Cal-SCAN)

JOBS, JOBS, JOBS! Get paid to train in the California Army National Guard Up to 100% tuition assistance. Part-time work. Full-time benefits. www.NationalGuard.com/Careers or 1-800-Go-Guard. (Cal-SCAN)

DRIVER - STABLE CAREER, No Experience Needed! Sign On Bonuses Available! Top Industry pay & quality training. 100% Paid CDL Training. 1-800-326-2778. www.JoinCRST.com (Cal-SCAN)

## 515-BUSINESS SERVICES

ADVERTISE Your Truck DRIVER JOBS in 240 California newspapers for one low cost of \$550. Your 25 word classified ad reaches over 6 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

REACH CALIFORNIANS WITH A CLASSIFIED IN ALMOST EVERY COUNTY! Experience the power of classifieds! Combo-California Daily and Weekly Networks. One order. One payment. Free Brochures. elizabeth@cnpa.com or (916)288-6019. (Cal-SCAN)

ADVERTISE a display BUSINESS CARD sized ad in 140 California newspapers for one low cost of \$1,550. Your display 3.75x2 ad reaches over 3 million+ Californians. Free brochure call Elizabeth (916)288-6019. (Cal-SCAN)

## 520-JOBS WANTED

L.V.N. or Licensed Nurse willing to take care of your loved one. NIGHTS ONLY. 25 years experience. All areas of nursing. Call Jennifer (213) 984-7007.

## 610-FOR SALE

SELL YOUR RV FAST! Online at RVT.com Millions of RV Shoppers. Thousands of RVs SOLD - Serving RV traders since 1999. www.RVT.com or Call 888-752-1344. (Cal-SCAN)

Top prices paid in cash for your watches, jewelry, signed pieces, gold/silver, art & antiques! Luxury Jewels 203 S. Beverly Dr. (310)205-0093

HEAT YOUR HOME for 5¢ an HOUR! Portable infrared iHeater heats 1000 sq. ft. Slashes your heating bills by 50%. FREE Shipping too! WAS \$499 NOW \$279 Call 1-888-807-5741. (Cal-SCAN)

Save up to 50 percent off your next heating bill. Advanced Portable Infrared iHeater® Heat 1000 sq. ft. for about 5 cents an hour! Free Shipping! Call 1-888-807-5741. (Cal-SCAN)

WEDDING GOWN SALE at Unbelievable Prices. Was \$900 to \$2,500 NOW \$299 to \$499. Many Leading Designers. Limited Quantities. Act Now! Up-land. 909-985-6336. www.DeborahsBridal.com (Cal-SCAN)

Save up to 50 percent off your next heating bill. Advanced Portable Infrared iHeater® Heat 1000 sq. ft. for about 5 cents an hour! Free Shipping! Call 1-888-807-5741. (Cal-SCAN)

## 730-MUSICAL INSTRUMENTS

We buy tubas - any condition (310) 688-6762

## 955-AUTOS WANTED

DONATE YOUR CAR, truck or boat to Heritage for the Blind. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. 888-902-6851. Cal-SCAN)

**Publish your DBA Call 310 887-0788**

# Monthly Parking Available at City Structures



The City offers monthly parking throughout the business district.

For information, please contact the City's Parking Division at 310-285-2552 or visit [www.beverlyhills.org/parking](http://www.beverlyhills.org/parking).

Monthly parking is currently available at the following locations:

- 1** 321 South La Cienega
- 2** 450 North Crescent Drive
- 3** 221 North Crescent Drive
- 4** 333 North Crescent Drive
- 5** 241 North Canon Drive
- 6** 242 North Beverly Drive

**P**

LA CIENEGA BLVD

**1**