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# Beverly Hills Weekly

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Issue 662 • June 7 - June 13, 2012



## It's Irene's School

**Retiring Beverly Vista  
principal Irene Stern  
looks back on 50 years in  
public education**

cover story • pages 8-9



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# SNAPSHOT

# letters & email

## “City, BHUSD file CEQA lawsuits challenging Metro tunnel under Beverly High” [Issue #661]

Metro wants to tunnel under Beverly High in order to arrive at Avenue of the Stars and Constellation Boulevard. Maybe a better way to go is along Olympic Boulevard. From Wilshire and La Cienega proceed south to Olympic, then to Avenue of the Stars and north to the desired location. This avoids many potential earthquake zones and tunneling under a very old structure with unknown problems. This may be a bit more expensive but maybe not in the long run. It also avoids protracted lawsuits by Beverly Hills.

*Paul Bernstein  
Beverly Hills*

### Inside Beverly Hills—BHTV10

*Inside Beverly Hills*, moderated by columnist Rudy Cole, will next air on June 7 at 5:30 p.m., June 8 at 10 p.m., June 11 at 3 p.m., and June 13 at 9 p.m. about Theatre 40; June 7 at 10:30 p.m. about BHUSD Board of Education; June 11 at 9 p.m., June 12 at 6 p.m., and June 13 at 7:30 p.m. about Design Review; and June 12 at 10 p.m. about Information Technology.

# briefs

## Butler, Bloom advance to run-off; Osborn next runner-up in Assembly race



*Betsy Butler*

Bloom received 12,519 and 12,417 votes respectively.

Democrat Torie Osborn was the third-place finisher, with 11,744 votes.

The only Republican in the race, Brad Torgan, received the fewest votes, with 11,730 votes.

In a close race for Assembly, Democrats Betsy Butler and Richard Bloom were the top two vote-getters in Tuesday's primary election.

Based on semi-final results from the Los Angeles Registrar-Recorder/County Clerk, Butler and



*Richard Bloom*

Osborn picked up the support of local democratic clubs, including the West Hollywood/Beverly Hills Democratic Club.

Osborn's Beverly Hills supporters included Planning Commission Vice Chair Brian Rosenstein and former Mayor Linda Briskman.

Butler, who currently represents the 53rd Assembly District covering part of Los Angeles and the South Bay, had the support of Mayor Willie Brien.

Councilmember Barry Brucker endorsed Bloom.

In an e-mail to her supporters, Osborn said her work will be taking a different course than she had hoped, but thanked her supporters for building “an insurgent campaign that was vibrant, grassroots, people-powered.”

## iPic proposes scaled back movie theater for Canon Drive

The Planning Commission and City Council planning liaisons got a fresh look last week at

# Beverly Hills Weekly

Issue 662 • June 7 - June 13, 2012  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles

ISSN#1528-851X

[www.bhweekly.com](http://www.bhweekly.com)

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Adjudicated as a newspaper of general circulation for the County of Los Angeles. Case # BS065841 of the Los Angeles Superior Court, on November 30, 2000.

REZA!

SOUTH ELM DRIVE

Shahs of Sunset star Reza Farahan (center) spoke at Beverly Vista Wednesday in an anti-bullying assembly. Farahan, who graduated from Beverly Vista in 1987, appeared with his classmate Beverly Hills Weekly Publisher Josh Gross (right), who also attended Beverly Vista. At left is Principal Irene Stern.

revised plans for a 59-foot-tall, four-story building that would contain an iPic movie theater with eight movie screens, a rooftop bar and retail space.

Applicant Hamid Gabbay and iPic Entertainment President and CEO Hamid Hashemi were on hand to make the presentation to the commission on May 24.

When plans were revealed last year for a 70-foot-tall building on Canon Drive which would contain the movie theater, ground-floor retail and rooftop use, those plans were met with concern from the Planning Commission and the Montage Hotel, which is directly north of the theater's proposed location, due to its height.

"My opinion is they heard the concerns of the Planning Commission and the liaisons [last year], which was that the [proposed] height was too high. They brought it down," said Councilmember Lili Bosse, who sits on the planning liaison committee. "I think everybody felt very optimistic and we're certainly heading in the right direction."

Since the project was submitted as a project

preview, Planning Commission Chair Craig Corman said the commission did not provide much direction to the applicant.

"They were trying to get the temperature of the commission to see if it would be worth their time to pursue it and the answer was yes," Corman said.

iPic provides a luxury movie-going experience in which dinner and cocktails are served to patrons in first-class airline-style seating.

Despite the project revisions, the building as proposed does not comply with C-3 commercial zoning standards and would require creating an overlay zone.

Corman said there are still a couple of areas that need to be fleshed out including the proposal to access iPic's parking via the Montage parking garage entrance, and iPic's plans to use a rooftop patio. Hashemi said the rooftop lounge would be available for special events and not be open during all hours of operation. Bosse pointed out rooftop use could be controlled by a conditional use permit.

It is still to be determined how much parking will be required, since code estab-

lishes parking ratios for each proposed use in a building. The applicant has proposed 119 parking spaces, suggesting the restaurant dining area and rooftop bar are accessory uses and should not require additional parking. Hashemi said the restaurant would be open to the general public, but it is intended to serve theater patrons.

According to the staff report, city staff estimates additional parking would be necessary to accommodate all uses in the building.

Corman said by not constructing a separate entrance ramp to iPic's parking, it was possible to reduce the height of the building. Bosse also acknowledged parking details still need to be ironed out.

"We made it very clear that we don't intend in any way to use the Montage garage as a

way to park cars for the movie theater," Bosse said. "This movie theater will have to provide further parking."

When previous plans were presented last year, Montage Hotel representatives expressed concern the proposed building would block hotel room views. Hashemi said as proposed, the revised proposed building would mainly cover views of other nearby rooftops, many of which he said display mechanical equipment.

Kimberly Carter, an attorney for Montage, told the commission Montage had not yet had a chance to review the proposal, but she said Montage supports the concept of the theater in the proposed location. She said the rooftop use was a concern but Montage is interested in learning the details of the proposed use.

*briefs cont. on page 4*



## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, June 14, 2012  
**TIME:** 1:30 PM, or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its REGULAR meeting on Thursday, June 14, 2012, will hold a public hearing beginning at **1:30 PM**, or as soon thereafter as the matter may be heard to consider:

A request to renew and modify an existing Conditional Use Permit (CUP) for a hotel restaurant located at **403 North Crescent Drive** (Crescent Hotel). The request would renew a previously approved CUP, which allows the hotel's restaurant to be open to the general public. In addition to renewal of the CUP, the applicant has requested that the CUP be amended to allow modifications to the outdoor dining area, and to allow modifications to the interior configuration of the hotel. No additional hotel rooms are proposed.

This project 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 project qualifies for a Class 1 Categorical Exemption for minor changes to an existing commercial facility, and the project has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

Any interested person may attend the meeting and be heard or present written comments to the Commission.

According to Government Code Section 65009, if you challenge the Commission's action 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 **Ryan Gohlich, Associate Planner** in the Planning Division at 310.285.1194, or by email at [rgohlich@beverlyhills.org](mailto:rgohlich@beverlyhills.org). Copies of the applications, plans, and Categorical Exemption are on file in the Community Development Department, and can be reviewed by any interested person at 455 North Rexford Drive, Beverly Hills, CA 90210.

Sincerely,  
Ryan Gohlich, Associate Planner



## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, June 14, 2012  
**TIME:** 1:30 p.m., or as soon thereafter as the matter may be heard  
**LOCATION:** Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210

The Planning Commission of the City of Beverly Hills, at its regular meeting on Thursday, June 14, 2012, will hold a public hearing beginning at 1:30 p.m. or as soon thereafter as the matter may be heard, to consider:

A resolution recommending the City Council adopt amendments to the following Beverly Hills Municipal Code Sections regarding the maintenance of hedges and restoration of views in the Trousdale Estates Area of the City: Beverly Hills Municipal Code Section 10-3-2616 regarding development standards for walls, fences, and hedges in Trousdale Estates and Beverly Hills Municipal Code Section 10-8-106 regarding Trousdale View Restoration Permit Procedures.

The proposed Zoning Code amendments would amend the definition of hedge in Trousdale Estates only and would change the public notice requirements for a Trousdale View Restoration Permit.

Trousdale Estates is defined in the zoning code as all property located north of Doheny Road and east of Schuyler road, except that land zoned R-1.X, and that portion of lot A of the Doheny Ranch Tract northwesterly of Tract Numbers 24485 and 24486, commonly referred to as the Greystone Mansion Property.

The amendments propose limited changes to the previously adopted Trousdale View Restoration Ordinance and the related Trousdale Wall, Fence and Hedge Ordinance for which a Negative Declaration was adopted after the project was assessed in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City and no significant environmental impacts were identified.

Copies of the staff report, Negative Declaration, and all documents referenced in the Negative Declaration will be available in the Planning Division and can be reviewed by any interested person at 455 N. Rexford Drive, Suite 100, Beverly Hills, CA 90210. Copies of the documents will also be available for review in the Beverly Hills Public Library Reference section. Any interested person may attend the meeting and be heard or present written comments to the Commission.

If you challenge the Commission's action 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 **Michele McGrath** in the Community Development Department at 310.285.1135 or at [mmcgrath@beverlyhills.org](mailto:mmcgrath@beverlyhills.org).

Michele McGrath, Principal Planner

## Children's songwriting studio encourages musical creativity and expression

Sessions Songwriting and Music aims to inspire a new generation of singer-songwriters.

Studio founder Lauren Bruns, a former recording artist for Sony, started her songwriting studio after realizing Los Angeles lacked a venue for music students to create and perform their own music.

As her Santa Monica studio grew, Bruns brought on local pianist Diba Mesriani to teach piano.

"My younger cousin is one of Lauren's students and she was looking for someone who has experience teaching piano because the company is growing and there was an influx of children and she wasn't able to take them all," Mesriani said. "Luckily, we met and we clicked. Our teaching methods work well together."

Mesriani said Bruns wanted to teach students guitar or piano so they could accompany themselves. Bruns hired Mesriani, a music student at CSUN who has taken intensive piano pedagogy courses, to establish a piano department.

Mesriani, who is a member of the Music Teachers' Association of California, said the majority of Sessions Songwriting and Music students are ages 5 to 16, but Mesriani teaches piano to all ages. An award-winning competitive pianist, Mesriani said her goal is for all of her students to participate in competitions and take piano seriously.

"We let them choose whatever type of music they want to play, but I try to incorporate at least one classical song so they have the technique and training, and one other choice, which is usually a pop song or a Disney song. I also teach them theory," Mesriani said.

Students have the opportunity to participate in two recitals a year. The studio also offers guitar lessons, Parent and Me classes for the younger set, and a class on how to use recording software.

This summer, the studio is hosting weeklong camps throughout July and August focusing on songwriting or piano. Registration is now open.

"It's really amazing to see kids come out of their shells after being exposed to music," Bruns said. "I remember the first couple of kids I started working with in terms of songwriting, I was floored by the lyrics they were coming up with. They weren't surface lyrics; they were deep and heartfelt. I think giving kids the outlet to express themselves is really important and music is a great way to do that."

Mesriani said it's rewarding to see her students grow as musicians.

"With the younger children, many of them can't read or write yet because they're only 4 or 5," Mesriani said. "It's nice to see they know how to read music and write music and they can't even read or write English yet."



Diba Mesriani (far left) and Lauren Bruns (far right) with Sessions Songwriting and Music students Ella Newman and Beckett Gates

briefs cont. from page 3

In response to an inquiry from the Weekly, Montage Hotel Public Relations Manager Allison Gray said General Manager Hermann Elger and the hotel had no comment on the revised project proposal.

## Fine Art Commission tests sites for placing public art



Millard Sheets mural

The Fine Art Commission is vetting out locations to install two pieces of art—a mural and a concrete sculpture—that have been in storage for years.

At the commission's meeting last month, engineers hired by the city reported the entrance to the Civic Center parking structure can indeed support the weight of an approximately 10,000-pound mural by the late Southern California artist Millard Sheets that was previously displayed at the Beverly Wilshire Hotel before it was donated to the City.

Assistant Director of Community Services Nancy Hunt-Coffey, who is the staff liaison to



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the commission, said the next step is to seek bids from contractors that can both install and restore the mural, which was cut into panels before it went into storage for 17 years.

“The question is do we [place] the tiles up right against each other or do we have to seam them?” Hunt-Coffey said.

The City is also checking out the feasibility of installing part of Guy Dill’s *Egalmah: The Great Palace*, a massive concrete piece, on Burton Way between Oakhurst and Palm drives. That piece has been stored for 10 years because the City has been unable to find a suitable location for the piece, which weighs approximately 120 tons.

Recently, the commission learned from the artist that it would be acceptable to display the four components of the piece separately. The commission is looking into Burton Way to display two of the pieces, but it is still considering what to do with the remaining two pieces, Hunt-Coffey said.

“Our public works department is doing a visual inspection to see if there are any visible utilities that are there, anything that might be problematic for installing pieces, and we are in the process of engaging the services of a company that will come out and determine where all of the [utilities are] underground,” Hunt-Coffey said. “That’s our first step in seeing whether that area can take the weight of the piece.”

As a result of the commission’s challenge finding a place for the Dill piece, the commission started drafting a deaccession policy to provide the city with guidelines on selling or donating existing pieces of art.

The commission plans to incorporate the deaccession policy into the public art ordinance, which the commission is currently reviewing in order to clarify language to make it more user friendly. The public art ordinance requires developers of commercial buildings in the city to install art of a certain value at the building site or donate to the city’s fine art fund.

“We continue to go through this thing line by line to clean it up and get it to be much more intelligible for the people who need to be using it,” Commission Chair Terri Smooke said.

Currently, developers of commercial buildings valued between \$500,000 and \$1 million are required to install public art worth 1 percent of total construction cost and developers of commercial buildings valued over \$1 million are required to install public art worth 1.5 percent of total construction cost. In lieu of installing public art, developers can donate 90 percent of the value based on the previously stated percentages to the City’s public art fund.

Smooke said the commission, which will resume work on revising the ordinance on June 21, still has more than half of the ordinance to review.

## Beverly Hills resident and UCLA researcher earns \$118,000 grant

Beverly Hills resident and UCLA associate professor of pediatric neurology Dr. Joyce Yu was one of three UCLA researchers from Mattel Children’s Hospital UCLA to earn a research grant from the Today’s and Tomorrow’s Children Fund, which was founded by a group of donors who have

awarded grants to UCLA researchers since 2006.



Joyce Wu

Wu was awarded a grant of \$118,000 to help advance her team’s research into pediatric epilepsy, including types of the diseases that do not respond to medication. The researchers have discovered in children with epilepsy that ultra-fast brain electrical activity called high-frequency oscillations (HFO) are found throughout the brain and are a potential biological marker to help assess, monitor and predict the condition.

With the grant, Wu’s team aims to correlate

the presence of HFO in children who are at high risk of developing epilepsy later in life due to an inadequate oxygen supply at birth, a traumatic brain injury or the formation of tumors in the brain or other vital organs. Additionally, with the ability to interpret HFO in the operating room and immediately study affected brain tissue, research could potentially lead to a better understanding of the development of epilepsy and new antiepileptic drugs.

—Briefs compiled by Melanie Anderson

## BHHS Runner Wins State Championship

Beverly High junior Alex Rohani won the boys’ 400 meters in the California Interscholastic Federation state track and championship Saturday at Buchanan High School in Clovis in 47.34 seconds, .11 ahead

of Rashard Clark of Dorsey.

Rohani’s time was .03 faster than his previous school record.

Rohani is the school’s first state champion since 1998 when Mike Ryan won the 400.

Norman senior Brianna Simmons finished seventh in the girls’ 1,600 in 4:56.96.

## Top BHHS Athletes Honored

Frank Brown, Zak Zukoski and Brianna Simmons were named Tuesday as Beverly High’s female and male athletes of the year for the 2010-2011 school year.

Simmons, who has accepted an athletic scholarship to compete in track and field for UC Riverside, was also named as the recipient of the Don Reynolds Memorial Scholarship Award, named for a late alumnus, which honors being a good teammate.

*briefs cont. on page 7*








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# from the hills of beverly

## Election shocks

### Other smaller notes

By Rudy Cole

The *Los Angeles Times* had a lengthy and thoughtful analysis Wednesday of the totally unexpected results in Tuesday's district attorney race that omitted one very important reason Chief Deputy District Attorney **Jackie Lacey** led the field: She had the endorsement of the *Times*!

There were a number of surprises in Tuesday's primary vote, including in our own assembly district, but the likelihood that the presumed front-runner, City Attorney **Carmen Trutanich**, may not even be in the runoff for DA, is the real shocker.

Aside from the *Times* and other newspaper endorsements, and an impressive resume, Lacey also had the backing of her boss, retiring district attorney **Steve Cooley**.

However, Trutanich seemed to have had it all: Most television spots, largest campaign funding and the surprising endorsement by Gov. **Jerry Brown**, amazing since Trutanich has a flexible record on political registration, including some recent moves, but he is not a Democrat.

What the political experts failed to factor in was the importance of a *Times* endorsement, especially in a non-partisan, local election. How the *Times* handles their endorsements has clearly evolved through the years.

The *Times*, and most other publications, once shouted their support for candidates on the front page—now endorsements are made in the back of the paper in the editorial section. The *Times* also, quite fairly, reported on some Lacey problems, none sufficiently significant to impact the election, but clearly another example of the newspaper's sense of journalistic responsibility.

Trutanich had some self-inflicted political wounds: First, he had pledged not to seek higher office until he completed his full term as Los Angeles City Attorney. Second, he played unnecessary games with his ballot designation, insisting he was the top prosecutor and not just simply the city attorney of Los Angeles. Technically, he

was correct, but his office does not handle major crimes. That's the job of the county district attorney.

Taking on Trutanich was, mostly, not Lacey, but another deputy district attorney, **Alan Jackson**, who raised most of the personal issues in the election. Jackson, if his narrow lead over Trutanich holds, will face Lacey in the November election. There is a rare, local sidebar: My colleague at the other paper supported Jackson while this column backed Lacey. In a sense, two winners.

As for official party backing, Lacey, a Democrat, did not have her party's official backing. That went to another deputy, also well qualified, who was an also ran.

Whatever happens this November, the contest for district attorney will be remembered as the one that most upset expert and poll assumption. For Lacey, it will now open far more opportunities for fundraising.

District Attorney Cooley, who is leaving office with a fine record of management skills and prosecution successes, has some political vindication with his backing of his chief deputy Lacey. Cooley, caught up in a Republican debacle when he ran for Attorney General, even lost Los Angeles County, partially because he did not find the means of separating himself from the right wing of his party. With the *Times* endorsement, Cooley helped Lacey come in first.

**BULLETIN:** What impact will this have on our assemblyman **Mike Feuer**'s campaign for city attorney? The assumption that City Attorney Carmen Trutanich would win election as district attorney and that Feuer would be running for a so-called open seat has now changed. Feuer seems to indicate he will continue his campaign but that he will sit down with Trutanich soon and that he "respects" Trutanich.

Which brings us to the contest for state assembly. Here too the political experts expected a final run between **Torie Osborn** and **Betsy Butler**. Butler had a big advan-

tage. This district has a long history of voting for incumbent Democrats and even though Butler was running in a new district, her ballot designation was an enormous advantage.

Although not too shocking, **Richard Bloom** ran a strong second and now will face Butler in the final, not Osborn. There were a number of possible reasons for this result: Bloom was a successful candidate in Santa Monica, the largest voting bloc in the redistricted assembly district, including service as mayor.

Bloom remained aloof from the often too bitter contentious campaigns of both Butler and Osborn. Some mailers attacking Butler's voting record probably backfired. This is not just a heavy Democratic district on issues, it is a politically loyal enclave. When Osborn pointed out that Butler supported budget cuts by the governor, a Democratic icon in our area, it made her opponent more of an establishment Democrat. This negated some of the important endorsements Osborn garnered from top Democrats including former state senator **Sheila Kuehl**.

I was very impressed with Osborn and felt she really tried to reach out to Beverly Hills, sharing our values of support for public education and the environment. Hers was really a grassroots campaign and I continue to feel she would have been an excellent legislator.

Now the choice is between Butler and Bloom, and this will take some thought by all of us. So many of those who have represented us in the legislature have been real political heroes, including our most recent incumbent, Mike Feuer. Our expectations will be very high. True, we are a small part of the district, but we could be the swing vote that picks the winner.

As for Republican **Brad Torgan** who ran last, it was not by far. Before the ballot measure that changed the primary partisan alignments, he would have been in the runoff against Butler. Now it is the top two regardless of party.

How did Beverly Hills vote? Not easy to find out. This may be unkind, but sometimes I think the people not qualified to work for Rite Aid wind up at the County Registrar of Voters. Attempting to obtain a Beverly Hills only vote was more frustrating than trying to find where they keep the shaving cream at a local Rite Aid. Although the first precinct reports were complete late Tuesday night, the breakdown for Beverly Hills only showed the early absentee votes, and that indicated that Republican Torgan was running first.

There are some highly competent pros at the County Registrar's office, but too often those handling the phones are clueless. All this makes me even more appreciative of our top election official, city clerk **Byron Pope**.

An analysis on our own voting in the primary next week: Will be interesting to see if our vote matched that of our neighbors.

\*\*\*

Speaking of Pope, just maybe a career in opera could be his calling. Once again, Pope reached higher octave ranges than seems vocally possible when he sang "God Bless America" at Tuesday's BH Firefighters annual Backdraft Ball.

The Association was sufficiently impressed and grateful that they made Pope an honorary fireman at the event.

Once again, the Beverly Hilton did it right. Their event dinners are clearly the best in our region. This year, they topped a great serving with a march of the servers and a great dessert.

A moving moment was the line of firefighters at the entrance applauding the audience as they moved from the silent auction to the banquet room. Their very special way of showing appreciation to our community.

Jay Leno kept the whole audience in their seats after dinner, the usual moment for guests to leave. He was on target with some excellent political humor, and he took his time, much to the appreciation of the audience.

A nod from the association to FTA: This was the most successful dinner in their history and the largest turnout.

Side note: Although moving, Pope's singing of God Bless America is not a time for the audience to stand—in fact it is not appropriate. Standing is acceptable for all kinds of recognition, but only one musical work is honored by standing: our national anthem. Picky, picky.

\*\*\*

Our iconic deli, Nate 'n Al, won a prestigious honor last week for its LAX Terminal Two venue. Eater LA said this was the best place to eat at our airport. A brisket sandwich? The only way to fly.

\*\*\*

And speaking of great services, our longtime local and highly successful banking institution, City National Bank, long under the leadership of bank chair **Bram Goldsmith** who has set a very high bar for giving back, has a relatively new branch that redefines the role of a small operation meeting special area needs.

Although the branch, one of many, at 8641 Wilshire is indeed compact, it does provide a full range of financial services. What interested me was their special expertise and focus on the medical community, and they are in the middle of our most intense healing arts section.

For continuing and expanding real personal service in banking, congrats to branch manager, vice president **Antonio Barreras**, assistant vice president **Warner Jansen** (who actually gives clients his cell phone number), client service specialist **Freddy Ruvalcaba**, client service specialist **Chiyo Gutierrez** and client service officer **Racio Jimenez**. Comfortable, small and friendly. Drop by.

*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.*



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Left to right: Shadi Yaghoubian, Sigalit Nourial, Pouya Mirzadeh, Shahab Vahdat, Johnathan Razbannia

## Bahar Foundation celebrates Yaghoubian's birthday with fundraiser

The Bahar Foundation held a mixer and fundraiser May 31 at Salvage in Los Angeles to mark Bahar Yaghoubian's birthday. The foundation was established in memory of Yaghoubian, who died in a car accident in 2011 after an elderly driver lost control of her vehicle, to promote safe and smart driving through education, community outreach, and advocacy. The foundation also aims to provide alternate means of transportation to those who are unable to drive due to physical and cognitive impairments. For more information, visit [baharfoundation.org](http://baharfoundation.org).

briefs cont. from page 5

In other awards presented to seniors at The QUEST Awards, Andrew Schwab was named as the scholar athlete of the year.

Nadav Laemmler received the Nicole Lewis and Sue Jones Sportsmanship Award named for a soccer and track team member who died shortly after graduating and a late coach.

Meghan McMurray received the Susan Stevens Sportsmanship Scholarship, named for a former tennis coach.

Ashley Bootesaz received the Beverly Hills Athletic Alumni Association Founders Scholarship.

Bridget Abajian and Kristen Abajian received the Lessie Paysinger Scholarship given to the athlete with the best school spirit

and passion for Norman athletics.

The scholarship is named in honor of the late mother of Carter Paysinger, the school's principal who had been its football coach from 1990 to 2008, Norman football coach Donald Paysinger and Beverly Hills baseball coach Vonzie Paysinger.

Fellow seniors joining Brown, Zukoski and Simmons in the school's Athletic Hall of Fame were Brandon Adams, Halle Beeson, Bootesaz, Cameron Countryman, Josh Galen, Willie Green, Julian Jackson, Angel Jaramillo, Dylan Lojac, Nick Marmarenu, Austin Mills, Andrew Redston, Dillon Silverstein, Brian Song, Ida Trevino and Jeraud Williams.

The senior Varsity Club honorees were Hamzat Agaba, Celeste Bean, Emily Grubman, Tyler Hensley, Tammy Katz,

Gabriel Laemmler, Madison Moore, Tyler Neman, William Park, Lexi Silbiger, Brodrick Smith, Adrian Spitz, Joel Steinberg, Oliver Yi and Zack Ward.

The boys' basketball team was named team of the year and girls' soccer coach Ryan Franks and boys' basketball coach Jarvis

Turner as the coaches of the year.

Athletes of the year were also named for the school's junior, sophomore and freshman classes.

The junior class athletes of the year were Ashley Aviram, Kayla Countryman, Elijah

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# Metro Briefs

WESTSIDE/CENTRAL

## All Aboard Metro's Expo Line!

Take advantage of direct and convenient rail service between Downtown LA and the Westside on Metro's new Expo Line. Discover Culver City's dining scene, Expo Park museums, downtown nightlife and more. Plan your trip at [metro.net](http://metro.net).

## Subway Extension, Regional Connector Approved

Metro's Board of Directors approved the final environmental impact reports for both the Westside Subway Extension to the Mid-Wilshire area and the Regional Connector through Downtown LA. Both rail projects are now a step closer to awarding contracts and beginning construction. More details are available at [metro.net/westside](http://metro.net/westside) and [metro.net/regionalconnector](http://metro.net/regionalconnector).

## Work Scheduled for Wilshire Ramps to I-405

Construction is getting underway to build new on-and-off-ramps at Wilshire Boulevard as part of the I-405 Sepulveda Pass Improvements Project between the I-10 and US-101 freeways. The project adds a 10-mile HOV lane on the northbound I-405. For more information on construction schedules and upcoming closures, visit [metro.net/405](http://metro.net/405).

## Take Expo Line to Cleopatra Exhibit

Ride the new Expo Line to Expo Park/USC Station to see Cleopatra: The Exhibition at the California Science Center, starting May 23. Discover more than 100 priceless Egyptian artifacts, including colossal statues, jewelry and coins from Cleopatra's lost palace in Alexandria. For details on the exhibit and how to save on tickets, visit [metro.net/discounts](http://metro.net/discounts).

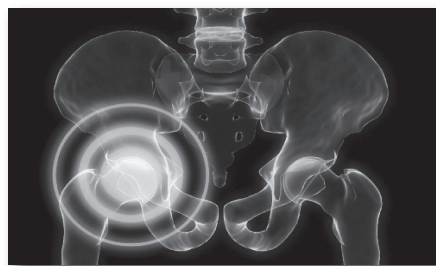
## Bike to Work Day – May 17, 2012

Show your pedal power for Bike to Work Day on Thursday, May 17. Metro and community partners will host pit stops for two-wheeled commuters throughout Los Angeles County, with snacks and bicycle resource information. For more information about Bike Week events and pit stop locations, check [metro.net/bikeweek](http://metro.net/bikeweek).

## Are you suffering from a DEFECTIVE METAL ON METAL HIP REPLACEMENT?

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# coverstory

## IT'S IRENE'S SCHOOL

**Retiring Beverly Vista principal Irene Stern looks back on 50 years in public education**

**By Melanie Anderson**

**As you well know, your reputation is that of being a tough administrator. In this sense do you think the role of the K-8 principal has changed over the 50 years you've worked in public education?**

I run a tight ship. I think students respect when you keep rules and regulations. They may protest but when I do my "tough" mannerism, or the tough way I run the school, they know I do it with love and they know I do it fairly. That's why we at BV have had good luck and success with our students and their behavior. We do it also with our academics. We run a strong academic program because we believe that it's important to do it the correct way.

We have fun doing it. It's not all strictness but it's all in the way of trying to get people to realize that we are in school, it's here for serious business, and there's time for fun and there's a place for it. We try to make sure that we are able to reach all of the students and fairly.

**But do you think the role of K-8 principal has changed since when you started?**

I think the role was easier. I think the schools' roles have changed. We used to be just an educational institution. Now we take on social and health issues and we are expected to mold the entire student. Not that we didn't think about it, but our main purpose years ago, we were just teaching the children the academics. Now we do everything else. Our role has taken on a much larger domain and for the principal there are more aspects and there are a lot more legal requirements in schools. Our role has become more complex and it's a much more time-consuming role than when I started in education.

Also the role of the principal is a lot more into community involvement. Especially in this community, we get involved in all of the community activities. When I began in my educational career on the East Coast [on Long Island, N.Y. in the late 1950s] you were the teacher in the school and then you left and there wasn't a lot of community involvement.

**You first came to Beverly Hills from New York in 1973. Tell us what brought you here.**

The reason my husband [Mark] and I left New York is we decided we didn't like the weather on the East Coast. My husband had

lived here and I had some relatives here. Part of my family was moving. My parents were going to Florida, my brother went to another state and we decided we were going to move, too. I was told that the best place to live so my son [Mitch] could get a great education was in Beverly Hills, so we moved into Beverly Hills. Having a son going into fourth grade, I decided I just couldn't sit home and I started substitute teaching in about 1974. Then [at the end of] one year that I substitute taught about 140 days, I figured it was time to get a permanent job.

**What was Beverly Vista like when your son Mitch started going to school there?**

Very different building physically, still a great place for learning. I met a lot of the teachers having been part of the substitute staff. Teachers were caring just like they are today, the same desire to have the kids be well educated, well informed and also have a part in their education. I don't think that the teacher's belief in education has changed because in order to be a good teacher, you have to love children. I think our way of getting to that result has changed because the students come with different backgrounds. Beverly Hills was a much more homogeneous group of students.

**Tell us about starting out at BV as a sixth-grade history teacher in 1978.**

I always loved history and I loved teach-

ing history because there were so many things you could bring into it. History in sixth grade was world history. I was more of an American history lover but I did world history and got the children involved. I loved working with children so I then took on working as the student council advisor, which made me able to meet with all the kids in middle school and get a perspective on their way of looking at education. I did that all the time I was a teacher in middle school working with student council and putting on activities for the school. I felt that if you're going to teach children you may as well teach all parts of them, all aspects of their lives, and get them involved in the spirit of the school.

**Why do you think historically there has been such a turnover in teaching sixth grade?**

It's a big transition for the students. These students really come in as babies and go out a little more mature. It's a grade where they suddenly start having five different teachers instead of one teacher. They have to move every 50 minutes from one classroom to another. They have "dreaded" lockers in PE that they have to deal with and things like that. The curriculum is more intense for the teachers to teach. The fact is you have to teach students more organizational skills. All the teachers all along try to teach children how to get organized but it's critical when you're moving from class to class. I think that the teachers in sixth grade have a little bit more of a difficult job, but then you can say in eighth grade, you've got to get them ready for the high school. Each one has got a different perspective and a different part and it's all part of building the building. If you don't build the foundation correctly you can't build the next layer. Sixth grade is building the foundation for middle school.

**Tell us about how you became principal for the first time in 1999.**

Mrs. [Nadine] Breuer decided to move on to something else. I never thought I was going to do that, but the natural thing was

if she left and I loved BV, I applied for the job. The hardest part was becoming the [assistant principal] because you're now no longer colleagues with people. It was wonderful to be at Beverly Vista because I knew all the people, they knew me, but they knew me as a colleague and now I'm their boss. However, the staff here made it really easy for me to transition and I hope I made it easy for them in the sense we continued our mutual respect for one another. That helped me get into the position and everybody here was very helpful to get me onboard. It was easier to become the principal.

**Tell us more about becoming principal.**

Becoming principal, the buck stops here and there's a lot more responsibility, a lot more pressure on you, because you're making decisions that affect 735 students and the staff and other people, but you do it with collaboration. Remember, we were in bungalows after the [1994 Northridge] earthquake. I firmly believe that being under the conditions that we were for those years—37 bungalows in rain and heat—brought us together as a staff. That built up a connection and a respect [because] we were all going through this together and it lasted. I still believe that's part of the reason why we were able to get the National Blue Ribbon Award because of our respect for one another and why it has meant so much to the people here. Moving out of a classroom into a bungalow, the elements were always a problem and you had to depend on one another a lot more than when you were in the building. You had a little postage stamp of a playground and [you had to figure out how to] manipulate all of these factors and make it work. Everybody wanted to make it work.

**As you know many neighbors are not satisfied with the new BV building here and it's been beset with a number of problems like leaks, incorrect boilers, and trespassing skateboarders using the atrium. Why do you think the new BV building didn't work out the way everybody had hoped?**

I'm not a builder. I went along with what was done. The design of the building is one thing; the fact of the construction issues is something else. For example, they used the incorrect boilers. I do not know the reasons for it. I'm not a construction person and I'm not an architect. I think that people thought this atrium was a great idea and when we didn't have an auditorium for five years it was great for doing gatherings. It also led to other things like skateboarders coming in. It's written up in every skateboarding magazine and it's on websites. There are people that come up from the South Bay and the South Coast because it's a great place to do jumps and things like that.

The rooms are built well in the sense that they're good size. Are there things you would do differently? Yes, we'd put up different types of ceilings in some places. Would we put in a different kind of flooring? Maybe, yes, but you learn from that. We had a different design that was made to connect it to the next building that they were going to build, the B Building. When



*Left to right: Superintendent Gary Woods, Beverly Vista Office Manager Cindy Reitzenstein, Beverly Vista Office Assistant Andi Barron, Beverly Vista Principal Irene Stern, PTA Council Co-President Susie Roberts, Beverly Vista PTA Co-President Laurie Okum, PTA Council Co-President Jennifer Terrell-Schwartz, Beverly Vista PTA Co-President Rose Kaiserman*



they realized the expense, they stopped so that we have this edge of our building that we call the Bridge to Nowhere because it just stops. Eventually we'll figure out what to do with that. It was supposed to lead to the second floor of the other building with a walkway.

#### **Why did it stop?**

The second building, Building B, which is where the Kindergarten is and band and orchestra, was too expensive the way they designed it so they changed the whole design and they changed the architecture firm. I was not here when they finished Building B so I do not know all the details.

#### **So, it was not ideal, but there were some well-built aspects?**

There were things that were well done. There were things that obviously could have been done better, but they will be fixed hopefully in the future but [it is] surely not affecting the way we educate kids. It's the fact that the things we would like to be fixed, we're working on it.

Would I have liked it to be finished? Yes. It isn't but we will manage to survive it. We have three science labs in this building that are very functional. We have a beautiful band room and choir room. We've got all of those things we've got to be thankful for. We didn't have that in our old building. I'm sorry we had to have it ruined, but we had no control over that.

#### **By 2006, things started to change for you significantly. As our readers are aware, the superintendent at the time, Jeff Hubbard, transferred you to the adult school and then you resigned, effectively ending your career at that time. Looking back six years later, what was that like for you personally?**

You say he transferred me. That's true, but he removed me from being principal at Beverly Vista and gave me the option of going to adult ed. My whole life is built on working with kids and being with kids and educating kids. Transferring to adult education was something that I didn't want and could not accept. So I left. It makes it sound like I left willingly. I did technically. He was smart with how he did it. Looking back it was a very difficult time for me, both emotionally and physically, but it never deterred my love for Beverly Vista and for the people here.

#### **How did you get through it?**

Through the support of my family, who were fabulous, and my friends, who never gave up being behind me and helping me get through it.

#### **When Hubbard and Karen Christiansen were later indicted, how did that make you feel?**

I was asked to come back. I think that's enough of a comment to make. [Hubbard] now knows that I came back.

You asked how did I get through it? I got through it because of my family and my friends, and I got through it because of my husband who stuck by me, my son and my daughter-in-law and of course my grandson

[Colin] who will be 10 [soon]. He was the light of my life and I worked at his school so I kept up with education. They helped me get through it, because they didn't let me dwell on the negativity of it. The hardest part of it was the day I had to leave here, being escorted out of here. But the point is when you have a family and friends, they keep trying to boost you. That's what helps you get through it.

#### **In 2010 Steven Fenton, the board president at the time, and the board made several key personnel changes in the district and you were brought in as interim principal for two years.**

I was brought in for one year and then they asked me to stay for a second one.

#### **Did you ever imagine you would end up back at Beverly Vista?**

No, I never did. I had hoped that at some point I could come back to the district and do something but never did I expect to come back as principal. It was a very exciting time for me to come back, but it also was a little bit daunting because you've been here before and now you're coming back to do it again. Are there going to be people that say, why should I come back? And things had changed. I was gone for [four] years. A lot goes on, people change, but the minute I walked through the door at Beverly Vista that same friendly atmosphere of the parents and people that I knew welcomed me back. That made it a lot easier. It was just like stepping into an old home.

#### **Can you talk more about the differences in the school when you returned?**

The children were a little different. [They had] introduced a lot of different programs since I left. We were having more support classes for students, which was great in my estimation because we were able to help kids that needed help. I found that getting back into the swing was easy but I had to realize that we were doing things differently. Things were cut out. We cut back on programs but we were able to keep art and we were able to keep music and so it was to me seeing the value system for education in Beverly Hills was still there. We still want what's best for the kids. The children change, their attitudes may change, but they are still eager to learn.

As I said [earlier], the principal's job has expanded to do more and more things because the amount of assistance from the district office has lessened. It's more time consuming and I have an open-door policy. I'm here by 6 a.m. and so from 6 to 7 in the morning I get my work done. During the day I meet with people. I walk around the classes. I do a lot more of that these days than I did before even though I'm busier.

I think it's important. The kids love to see you.

#### **Do you feel you're the same tough administrator you were when you first started?**

I think I am tough but I've gotten more compassionate. The older I get, the more I realize you can have guidelines and have rules, but you can also do it with love. That's another thing that's changed over the years. I'm very much into hugging and holding kids and now we don't do that as much because of all the legal implications. Part of me that wants to hug the kid that comes running up to grab you, I have to pull my hands back, but that's the world in which we're living and we all adjust.

When I first started work we all had to wear skirts and high heels and blouses. Now you can dress more casually and you still get the respect, but I still believe that people act the way they dress and if [students] had

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***“We’re very proud of being the only elementary school in the district to get a National Blue Ribbon Award and that’s something my teachers can have pride in.”***  
-- Irene Stern

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to get dressed up, they would be a little more respectful. As you see changes in styles in the world of fashion, you see changes in education. We try different programs to reach kids. Then we take the best of each one and we come up with even better programs. I think as an educator you have to have an open mind. In this world in which we're living today, things change so rapidly. Social media has changed things for us. It is a good thing and yet it can be a very difficult thing with kids. It's another factor to deal with and as we get into

the age of iPads, eventually with use of those on campus there will be legal ramifications. I think we'll eventually use them instead of textbooks, which in a way is easier, but it also is a financial kind of restriction. One thing I can say is it's never a dull day as an administrator. There's always something new and different keeping you alert and aware.

#### **Tell us some standout people you've worked with over the years.**

When I taught school I worked with Rochelle Ginsburg, [the late] Ben Shaver, Susan Trachtenberg. I've worked with some wonderful administrators Nadine Breuer, Rex Comer. The person that took over for me [when I became AP], Ruth Splansky, is a social studies teacher who is retiring this year also. I worked with another phenomenal English teacher, Merle Bauer, and fifth-grade teacher Elaine Palazzo. Her daughter is working for me now. I worked with fellow administrators like Art Fields, Dick Douglas, Carol Katzman, Gwen Gross, and Steve Fisher, with whom I'm still quite friendly. These are people that you don't forget.

#### **What are your plans for retirement?**

I don't think I'll ever retire fully. I would

like to continue in the field of education. When I was out for those four years I did work at Cal Lutheran University. I would like to work two days a week or so in education doing something to help students. I don't know what yet, but I'm going to take the summer to see what I want to do. I want to get my house in order. I rebuilt part of my house and I want to fix it up. And I hope to take a trip some time during the fall.

#### **Is there a possibility your continued involvement in education could be at BV?**

I have no idea what the district's plans are or if that's in the cards and I wouldn't speculate. I wouldn't say no but I'm too much into education to just quit education. I think I still have a little bit to give to kids.

#### **What's your grandson Colin up to?**

My grandson finishes school [this] week. His parents are taking him to New York and Washington, D.C. to see the sights. He's all excited about going to the Smithsonian and going to Ellis Island.

#### **Sounds like you'll have more time to spend with him?**

They live half a mile from me so I get to see him. He's my only grandchild. That's why I moved from Beverly Hills to Westlake Village. He plays tennis with us and Grandma plays soccer with him. That's what keeps you young. You've got to keep up with the grandchild. I've always liked to keep up by being in education.

#### **Any parting thoughts?**

Last [week] was a dedication here for me. It was really tough. They dedicated part of the atrium to me with a new plaque they just put up for me (see photo). Going out this time is completely different and I hope that I've accomplished something to [leave] Beverly Vista feeling good. I hope I leave it in good hands for the next principal, Dr. [Marty] Powers. I will always love Beverly Vista. As somebody said last night using Steven Fenton's words, "I bleed Beverly Vista." One of the parents said [they] always thought [I] had a bed here because [I'm] here all the time. No, I do go home every night, I do leave, but Beverly Vista is a part of me. It can never leave me. I've got some wonderful, wonderful memories that I put at the top and I don't let the other ones occupy my time anymore. It will be sad to leave but I hope that I've accomplished things. As I said before, we're very proud of being the only elementary school in the district to get a National Blue Ribbon Award and that's something my teachers can have pride in. I owe it to them because without their support and without their work we wouldn't be the school that we are. I said that in my remarks [at the dedication]. I said, "I'm only as good as the people that work for me. I can't do it without them." It was a very emotional night for me, but a positive emotion. The last time I said goodbye to my staff, when I said I wasn't coming back, I didn't make it through my statement. This time I could make it through because I'm doing it on my own terms.

briefs cont. from page 7

Lichtenberg, Alex Rohani, Sydney Segal and Steven Turnbull.

The sophomore class athletes of the year were Alex Ayzenberg, Lydia Choi, Natasha Kashani, Ethan Kunin, DaEun Lee and Ronan Massana.

The freshman class athletes of the year were Natasha Allen, Trevor Bergher, Amanda Christovich, Harry Green, Amanda Manaster, Lorien Opelli and Jordan Wagner.

The awards were determined by voting by the school's coaches.

--Steven Herbert

### Beverly High students donate locks to charity



Shantel Hanookai (pictured) was among 20 Beverly High students who donated hair to the Pantene Beautiful Lengths hair donation on May 29. Michelle Halimi's service learning class organized the charity event in which participants donated at least 8 inches of hair to make wigs for cancer patients.

### Beverly grad's first novel explores intricacies of marriage

Having spent her career as a freelance writer for magazines including *Los Angeles Times Magazine*, *House Beautiful* and *Premiere*, 1979 Beverly High graduate Deborah Michel decided to focus on something she said she had always wanted to do: write and publish a novel.

"For a long time I was juggling the magazine work and children, and I was always working on some novel or another," Michel said. "I decided I was going to take a couple years and really finish it to my satisfaction."

Michel's first novel, *Prosper in Love*, was released May 1. Michel said the book, which chronicles the unraveling of a young married couple's relationship, straddles both the "chick lit" and literary genres.

"What compelled me to write the book is I love to think about and talk about why we choose who we choose and how that impacts our lives," Michel said. "Who we choose to marry is one of the few decisions you can make that really changes you."

Michel said the early years of her marriage to her husband Tom Rosch inspired the starting point for her novel about Lynn and Jamie Prosper's marriage, but most events in the novel are not based on fact.

"That said, there's a fight scene that to this day when I read it at some of my [book signings], it makes my heart beat faster because it was a fight we had," Michel said.

The book is set in Los Angeles, but Michel said a few scenes were inspired by experiences Michel had in Beverly Hills.

"I didn't want it to be too close to my life so I moved [Lynn] out of Beverly Hills," Michel said.

Lynn ventures into Beverly Hills for one scene set at Roxbury Park, and Michel mentions other Beverly Hills attractions including the Beverly Wilshire Hotel and the *Affaire in the Garden* art show.

Since the novel's release, Michel, who currently lives in Silicon Valley with her husband and her teenage twin daughters Catherine and Amelia, has been on a circuit of book signings



Left to right: Helen Orden Sassover, Deborah Michel, Ronit Stone

around the state, including one last month at Book Soup in West Hollywood.

Michel said she knew fellow 1979 Beverly High Graduate Ronit Stone would be attending, but she was surprised to see Helen Orden Sassover '79, who Michel said she had not been in touch with for many years.

"That's happened at every reading [where] someone has shown up from my past, either college or high school," Michel said. "I was just in La Jolla [for a book signing] and my fourth-grade best friend [Bonnie Smolin Grossman] showed up."

At the book signings, Michel said she loves hearing stories from readers about their own relationships.

"I'm interested in talking about how people think in relationships and the idea that someone else's marriage is really incomprehensible. It's unknown, even your own marriage," Michel said. "I've been married 20 years. My own marriage is an element of the unknown for me still."

# MORE RAIL

## IN THE WORKS

metro.net/works

Metro's Board of Directors approved the final environmental reports on both the Westside Subway Extension to the Mid-Wilshire area and the Regional Connector through Downtown LA. Both rail projects are now a step closer to awarding contracts and beginning construction.

REGIONAL CONNECTOR TRANSIT CORRIDOR

WESTSIDE SUBWAY EXTENSION

**A two-mile, fully underground light rail line has been approved for the route of the Regional Connector Transit Corridor connecting the Metro Gold, Blue and Expo lines through Downtown LA.**

- > The route connects with the Metro Blue and Expo lines at 7th St/Metro Center Station and with the Metro Gold Line at Alameda St.
- > The Regional Connector will save approximately 20 minutes of travel time by eliminating transfers through Downtown.
- > Under the 30/10 Initiative leveraging Measure R funding with federal dollars, construction could begin in 2014 and be completed by 2019.

**For more information, visit [metro.net/regionalconnector](http://metro.net/regionalconnector).**

**The first phase of the subway extension from the Metro Purple Line Wilshire/Western Station has been approved adding three new stations along Wilshire Bl at La Brea, Fairfax and La Cienega.**

- > The \$4.2 billion project will eventually extend the subway a distance of approximately nine miles to Beverly Hills, Century City and Westwood.
- > A one-way trip between Union Station in Downtown LA and Westwood will take only 25 minutes.
- > Under the 30/10 Initiative leveraging Measure R funding with federal dollars, construction could begin in 2013, with completion of the subway to the Westwood areaby 2022.

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# Metro

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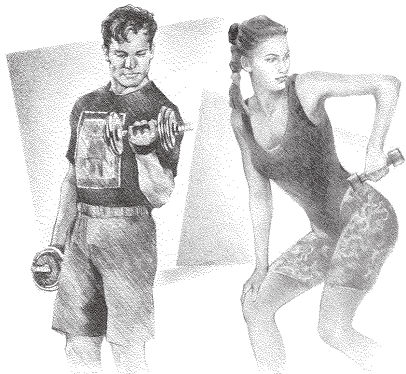
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under federal state, or common law (see Section 14411, et seq., B&P Code 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 777

FICTITIOUS BUSINESS NAME STATEMENT: 2012085755. The following person(s) is/are doing business as COLLEGE OF MEDICAL CAREERS 241 Whitney Ave. Pomona, CA 91767. A/HPN 3459604. COLLEGE OF MEDICAL CAREERS CORP 241 Whitney Ave. Pomona, CA 91767. 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: Carmen R. Torres, President. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 778

FICTITIOUS BUSINESS NAME STATEMENT: 2012087979. The following person(s) is/are doing business as FREEDOM FINANCIAL, LLC. 6601 Elmhurst Dr. Tujunga, CA 91042. FREEDOM FINANCIAL, LLC. 1521 Concord Pike #301 Wilmington, DE 19803. The business is conducted by: A Limited Liability Corporation has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Kashan Riley, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/09/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 779

FICTITIOUS BUSINESS NAME STATEMENT: 2012085854. The following person(s) is/are doing business as APEX GLOBAL SERVICES, 13746 Victory Blvd. Suite 108 Van Nuys, CA 91411. ANTHONY ERWIN PERALTA, 15810 Larkspur St. #105 Sylmar, CA 91342. The business is conducted by: An Individual has begun to transact business under the fictitious business name or

names listed here on: N/A. Signed: Anthony Erwin Peralta, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 780

FICTITIOUS BUSINESS NAME STATEMENT: 2012086411. The following person(s) is/are doing business as YEREVAN STEAK HOUSE, 5752 Lankershim Blvd. N. Hollywood, CA 91601. TIGRAN TONYAN, 14201 Nordhoff St. #D11 Panorama City, CA 91402. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Tigran Tonyan, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 781

FICTITIOUS BUSINESS NAME STATEMENT: 2012086566. The following person(s) is/are doing business as MORENOS AUTO SALES, 4211 Escondido Canyon Rd. Acton, CA 93510. RAUL MORENO, 4211 Escondido Canyon Rd. Acton, CA 93510. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Raul Moreno, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 782

FICTITIOUS BUSINESS NAME STATEMENT: 2012086034. The following person(s) is/are doing business as TEMPTATIONS, 7050 Owensmouth Ave. #203 Canoga Park, CA 91306. SHARON SHABAT, 6723 Laramie Ave. Winnetka, CA 91306. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sharon Shabat, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 783

FICTITIOUS BUSINESS NAME STATEMENT: 2012086181. The following person(s) is/are doing business as M&A AUTO GROUP LLC, 501 W. Glenoaks Blvd. #412 Glendale, CA 91202. The business is conducted by: A Limited Liability Company has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Arnaz Boghossian, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 784

FICTITIOUS BUSINESS NAME STATEMENT: 2012086187. The following person(s) is/are doing business as S&L ENGINEERING & DESIGN COMPANY, 22821 Sparrowdell Dr. Calabasas, CA 91302. SAM SEPASI, 22821 Sparrowdell Dr. Calabasas, CA 91302. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Sam Sepasi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/08/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 785

FICTITIOUS BUSINESS NAME STATEMENT: 2012087375. The following person(s) is/are doing business as MED-EQUIP INTERNATIONAL, 5327 Sheila St. Commerce, CA 90040. A/HPN 1482051. THOMPSON & RIFFE, INC. 5327 Sheila St. Commerce, CA 90040. The business is conducted by: A Corporation has begun to transact business under the fictitious business name or names listed here on: 5/22/2012. Signed: Dan Riffe, President. This statement is filed with the County Clerk of Los Angeles County on: 05/09/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 786

FICTITIOUS BUSINESS NAME STATEMENT: 2012087371. The following person(s) is/are doing business as SPEED TECHNIQUE & PERFORMANCE TRAINING, 15029 Sherman Way Unit D. Van Nuys, CA 91405. RAMAL PORTER, 15029 Sherman Way Unit D. Van Nuys, CA 91405. The business is conducted by: An Individual has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Ramal Porter, Owner. This statement is filed with the County Clerk of Los Angeles County on: 05/09/2012. 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 5/17/2012, 5/24/2012, 5/31/2012, 6/7/2012 787

FICTITIOUS BUSINESS NAME STATEMENT: 2012087187. The following person(s) is/are doing business as VIE D'LUKE SALON & BOUTIQUE, 22122 Sherman Way Canoga Park, CA 91303. EMILIANA O. UVERO, 22829 Hartland St. West Hills, CA 91307; FRANCIA T. MANLAPAZ; CLARISSA T. MENA, 4630 Cimarron Ave. Palmdale, CA 93551. The business is conducted by: A General Partnership has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Emiliana O. Uvero, General Partner. This statement is filed with the







FICTITIOUS BUSINESS NAME STATEMENT: 2012105212: The following person(s) is/are doing business as LUKY'S HARDWARE COMPANY INC. 3814 W. Burbank Blvd. Burbank, CA 91505. A/I#ON 3468287. LUKY'S HARDWARE COMPANY INC. 3814 W. Burbank Blvd. Burbank, CA 91505. 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: Bertha Salcedo, President. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. 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 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 942

FICTITIOUS BUSINESS NAME STATEMENT: 2012105211: The following person(s) is/are doing business as ASSURE ASSIST INC., 13659 Victory Blvd, Ste 576 Van Nuys, CA 91401. A/I#ON 3470880. ASSURE ASSIST INC. 13659 Victory Blvd, Ste 576 Van Nuys, CA 91401. 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: Jay Pelkey, President. This statement is filed with the County Clerk of Los Angeles County on: 05/30/2012. 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 6/7/2012, 6/14/2012, 6/21/2012, 6/28/2012 943

FILE NO. 2012 084485

FICTITIOUS BUSINESS NAME STATEMENT  
TYPE OF FILING: ORIGINAL

THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 24 COIN LAUNDRY CHO, 3566 W 3RD ST, LOS ANGELES, CA 90020 county of: LOS ANGELES. The full name of registrant(s) is/are: NAM MIN CHO, 1555 DAB CT WALNUT, CA 9178. This Business is being conducted by a/an: INDIVIDUAL. The registrant commenced to transact business under the fictitious business name/names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true, information which he knows to be false, is guilty of a crime).  
/s/ NAM MIN CHO, OWNER

This statement was filed with the County Clerk of LOS ANGELES County on MAY 04 2012 indicated by file stamp above.

NOTICE-THIS FICTITIOUS NAME STATEMENT EXPIRES FIVE YEARS FROM THE DATE IT WAS FILED 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 statement in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
LA1180052 BH WEEKLY 5/17, 24, 31, 6/7/12

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 250839CA Loan No. 1769122394 Title Order No. 842647 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-28-2007. 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 06-14-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 04-03-2007, Book N/A, Page N/A, Instrument 20070787443, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: OTGON BUYANT, A SINGLE WOMAN, as Trustor, PACIFIC TRUST GROUP, INC., 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 1/60 INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF TRACT NO. 36372, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 937, PAGES 74 AND 75 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS "COMMON AREA" ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 14, 1980 AS INSTRUMENT NO. 80-157068, OFFICIAL RECORDS OF SAID COUNTY. PARCEL 2: ALL THAT PORTION OF LOT 1 OF SAID TRACT NO. 36372, SHOWN AND DEFINED AS UNIT NO. 19A ON SAID CONDOMINIUM PLAN. PARCEL 3: EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, FOR PARKING PURPOSES, OVER THOSE PORTIONS OF LOT 1 OF SAID TRACT NO. 36372, SHOWN AND DEFINED AS AREA PS 23 ON SAID CONDOMINIUM PLAN. PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF AND APPURTENANT TO PARCELS 1 AND 2 ABOVE, AS SUCH EASEMENTS ARE SET FORTH IN THE SECTIONS ENTITLED "CERTAIN EASEMENTS FOR OWNERS" AND "SUPPORT, SETTLEMENT AND ENCROACHMENT" OF ARTICLE OF THE "DECLARATION" RECORDED FEBRUARY 20, 1980 AS INSTRUMENT NO. 80-172482, OFFICIAL RECORDS, ENTITLED "EASEMENTS." Amount of unpaid balance and other charges: \$528,561.51 (estimated) Street address and other common designation of the real property: 9005 CYNTHIA STREET #119 WEST HOLLYWOOD, CA 90069 APN Number: 4340-023-074 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 autho-

rized 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: 05-24-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee MARIA MAYORGA, 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.ppsasap.com (714) 573-1965 or www.priorityposting.com THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.ppsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale A-4244052 05/24/2012, 05/31/2012, 06/07/2012

NOTICE OF TRUSTEE'S SALE APN: 5529-019-039 TS No: CA09003418-10-1 TO No: 53000490 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 10, 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 June 18, 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 December 30, 2008 as Instrument No. 20082269391 of official records in the Office of the Recorder of Los Angeles County, California, executed by DENTON LAI A SINGLE MAN, as Trustor(s), in favor of NBGI, INC., A CALIFORNIA CORPORATION as Lender and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for Lender, its successors and/or assigns, 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: 1021 NORTH CRESCENT HEIGHTS BOULEVARD NO. 105, 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 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. 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 \$326,504.02 (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 busi-

ness 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: May 18, 2012 TRUSTEE CORPS TS No. CA09003418-10-1 17100 Gillette Ave, Irvine, CA 92614 949-252-8300 Rowena Paz, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ON LINE AT www.ppsasap.com AUTOMATED SALES INFORMATION PLEASE CALL 714-730-2727 TRUSTEE CORPS MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call telephone number for information regarding the Trustee's Sale or visit the Internet Web site address on the previous page for information regarding the sale of this property, using the file number assigned to this case, CA09003418-10-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4247389 05/24/2012, 05/31/2012, 06/07/2012

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-CNB-12011954 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/24/2004. 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 TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this Internet Web site www.fidelityasap.com, using the file number assigned to this case . CA-CNB-12011954. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On June 13, 2012, at 11:00 AM, BY THE FOUNTAIN LOCATED AT, 400 CIVIC CENTER PLAZA, in the City of POMONA, County of LOS ANGELES, State of CALIFORNIA, ASSET FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by HERBERT F. BEAN AND SANDRA K. BEAN, HUSBAND AND WIFE, as Trustors, recorded on 11/30/2004, as Instrument No. 04 3088868, of Official Records in the office of the Recorder of LOS ANGELES County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION 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. Property is being sold "as is - where is". TAX PARCEL NO. 2385-022-007 From information which the Trustee deems reliable, but for which Trustee makes no representation

or warranty, the street address or other common designation of the above described property is purported to be 12821 MULHOLLAND DR. , (BEVERLY HILLS) LOS ANGELES, CA 90210. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$77,871.40. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or www.fidelityasap.com Dated: 5/16/2012 ASSET FORECLOSURE SERVICES, INC., AS TRUSTEE By: Georgina Rodriguez, Trustee Sales Officer A-4247412 05/24/2012, 05/31/2012, 06/07/2012. NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANICE FAY JOHNSON OCHS CASE NO. BP134282

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JANICE FAY JOHNSON OCHS. A PETITION FOR PROBATE has been filed by RODNEY D. OCHS in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that RODNEY D. OCHS be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/19/12 at 8:30AM in Dept. 11 located at 111 N. HILL ST., LOS ANGELES, CA 90012

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code Section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner RONALD D. ROSEN, ESQ. LAW OFFICES OF RONALD D. ROSEN 9401 WILSHIRE BLVD. STE 1250 BEVERLY HILLS CA 90212 5/24, 5/31, 6/7/12 CNS-2318980#

SUMMONS (Family Law)  
CITACIÓN (Derecho familiar)  
CASE NUMBER (NÚMERO DE CASO): SD030634  
NOTICE TO RESPONDENT (Name) AVISO AL DEMANDADO (Nombre): Vladimir Gourvite  
You are being sued. Lo están demandando.  
Petitioner's name is Nombre del demandante: Larisa Shafir

You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120 or FL-123) at the court and have a copy served on the petitioner. A letter or phone call will not protect you. If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. If you cannot pay the filing fee, ask the clerk for a fee waiver form.

If you want legal advice, contact a lawyer immediately. You can get information about finding lawyers at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), at the California Legal Services Web site (www.lawhelpcalifornia.org), or by contacting your local county bar association.

Tiene 30 días corridos después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120 ó FL-123) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede

dar órdenes

que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas.

Si desea obtener asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar a un abogado en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en el sitio Web de los Servicios Legales de California ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)) o poniéndose en contacto con el colegio de abogados de su condado.

NOTICE: The restraining orders on page 2 are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. These orders are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.

AVISO: Las órdenes de restricción que figuran en la página 2 valen para ambos cónyuges o pareja de hecho hasta que se despida la petición, se emita un fallo o la corte dé otras órdenes. Cualquier autoridad de la ley que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California.

NOTE: If a judgment or support order is entered, the court may order you to pay all or part of the fees and costs that the court waived for yourself or for the other party. If this happens, the party ordered to pay fees shall be given notice and an opportunity to request a hearing to set aside the order to pay waived court fees.

AVISO: Si se emite un fallo u orden de manutención, la corte puede ordenar que usted pague parte de, o todas las cuotas y costos de la corte previamente exentas a petición de usted o de la otra parte. Si esto ocurre, la parte ordenada a pagar estas cuotas debe recibir aviso y la oportunidad de solicitar una audiencia para anular la orden de pagar las cuotas exentas.

1. The name and address of the court are (El nombre y dirección de la corte son): Santa Monica Courthouse, 1725 Main St., Santa Monica, CA 90401

2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): Larisa Shafir, 11666 Goshen Avenue, Apt. 319, Los Angeles, CA 90049. (310) 923-3912

Date (Fecha): 03/23/2012

JOHN A. CLARKE, Clerk, by (Secretario, por) A. WILLIAMS, Deputy (Asistente)

(SEAL)

NOTICE TO THE PERSON SERVED: You are served AVISO A LA PERSONA QUE RECIBIÓ LA ENTREGA: Esta entrega se realiza as an individual. (a usted como individuo.)

5/24, 5/31, 6/7, 6/14/12

CNS-2319389#

NOTICE OF TRUSTEE'S SALE TS No. 10-0029835 Doc ID #0001358554232005N Title Order No. 10-8-122163 Investor/Insurer No. 0018857409 APN No. 4352-011-010 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/19/2006. 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 NATHANIEL J FRIEDMAN, AN UNMARRIED MAN, dated 04/19/2006 and recorded 4/26/2006, as Instrument No. 06 0913670, in Book , Page , of Official Records in the office of the County Recorder of Los Angeles County, State of California, will sell on 06/25/2012 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: 1423 SCHUYLER RD, BEVERLY HILLS, CA, 902102540. 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 \$2,487,760.23. 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. If required by the provisions of section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's Office. NOTICE TO POTENTIAL BIDDERS If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on a property itself. Placing the highest bid at a trustee auction does not automatically

entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-281-8219 or visit this Internet Web site [www.recontrustco.com](http://www.recontrustco.com), using the file number assigned to this case TS No. 10-0029835. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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. A-4247987 05/31/2012, 06/07/2012, 06/14/2012

Trustee Sale No. 439217CA Loan No. 000000010529430 Title Order No. 226628 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/22/2003. 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 6/21/2012 at 09:00 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 11/20/2003, Book , Page , Instrument 03 3502441, , and as modified by the Modification of Deed of Trust recorded on 11-15-2006, Book , Page , Instrument 06 2529754 of official records in the Office of the Recorder of Los Angeles County, California, executed by: ESMAIL AZINKHAN AND FARIDEH ARSHABEN, 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: \$276,980.41 (estimated) Street address and other common designation of the real property: 125 S LA PEER DR , Beverly Hills, CA 90211 2601 APN Number: 4333-001-029 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: 5/22/2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee JESSICA SNEDDEN, 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](http://www.lpsasap.com) (714) 573-1965 or [www.priorityposting.com](http://www.priorityposting.com) THE FOLLOWING NOTICES APPLY TO PROPERTIES CONTAINING ONE TO FOUR SINGLE-FAMILY RESIDENCES ONLY. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the

existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site [www.lpsasap.com](http://www.lpsasap.com) (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site [www.priorityposting.com](http://www.priorityposting.com) (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. P951785 5/31, 6/7, 06/14/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE YEUNG AKA WAYNE YEUNG YING-WING CASE NO. SP008862

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WAYNE YEUNG AKA WAYNE YEUNG YING-WING.

A PETITION FOR PROBATE has been filed by TIMOTHY YEUNG in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that TIMOTHY YEUNG be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/29/12 at 9:00AM in Dept. A located at 1725 Main St., Santa Monica, CA 90401

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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

Attorney for Petitioner  
MICHAEL T. SUN - SBN 087543  
ATTORNEY AT LAW  
3304 W PICO BLVD #D  
SANTA MONICA CA 90405  
5/31, 6/7, 6/14/12  
CNS-2321805#

NOTICE CALLING FOR PROPOSALS  
BEVERLY HILLS UNIFIED SCHOOL DISTRICT

Submittal Deadline: 2:00 p.m. on Monday, June 25, 2012

Place of Receipt for Proposals: 255 Lasky Dr. Beverly Hills, CA 90212, ATTN: Nelson Cayabyab, Chief Facilities Official, Facilities Planning Department

Request for Proposal: RFP # 11/12-004 – Request for Proposal for Soil Contamination Remediation Services at El Rodeo School Site for Measure E School Facilities Program

NOTICE IS HEREBY GIVEN that the Beverly Hills Unified School District of Los Angeles County, California, acting by and through its Governing Board, hereinafter referred to as "DISTRICT," will receive up to, but not later than, the above stated time, Proposals for the award of a contract for the above-stated Request for Proposals.

Request for Proposals document is available online at [www.bhusd.org](http://www.bhusd.org) under news & announcements and can be downloaded at no cost.

Each firm submitting a Proposal is required to furnish and maintain proof of Commercial General Liability Insurance, Comprehensive Automobile Liability Insurance, and Workers' Compensation Insurance.

The DISTRICT reserves the right to reject any or all Proposals or to waive any irregularities or informalities in any Proposal package submitted or in the evaluation and award process.

Publication Dates: 05/31/12 & 06/07/12

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 736511CA Loan No. 3010772378 Title Order No. 3206-240557 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 06-28-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 10-19-2006, Book , Page , Instrument 06 2324531, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: GERALDINE A WEBER, 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: PARCEL 1: LOT 6 OF TRACT NO. 23786, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 644 PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. PARCEL 2: AN EASEMENT FOR A COMMON DRIVEWAY OVER THAT PORTION OF LOT 7 OF TRACT NO. 23786, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 644 PAGES 28 AND 29 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 40 DEGREE 27' 23" WEST 64 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT; THENCE NORTH 49 DEGREE 32' 37" EAST, 9 FEET; THENCE SOUTH 36 DEGREE 53' 58" EAST, 64.46 FEET TO THE CURVED SOUTHERLY LINE OF LOT 7; THENCE SOUTHWESTERLY ALONG THE CURVED SOUTHWESTERLY LINE OF SAID LOT 7, A DISTANCE OF 5.02 FEET TO THE POINT OF BEGINNING. Amount of unpaid balance and other charges: \$4,116,997.97 (estimated) Street address and other common designation of the real property: 1135 MAYTOR PL BEVERLY HILLS, CA 90210 APN Number: 4391-027-006 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: 05-31-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee FERNANDO LOPEZ, ASSISTANT SECRETARY 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](http://www.lpsasap.com) (714) 573-1965 or [www.priorityposting.com](http://www.priorityposting.com) CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust



on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4252457 06/07/2012, 06/14/2012, 06/21/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 751173CA Loan No. 3012289066 Title Order No. 110352081-CA-MAI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12-20-2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 06-28-2012 at 11:00 A.M., CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 12-28-2006, Book N/A, Page N/A, Instrument 062881511, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: THOMAS M MATTHEWS AND, CAROL L MATTHEWS, 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: THAT PORTION OF LOT 21 OF TRACT 6774, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70, PAGES 44 THROUGH 47 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE EASTERLY LINE OF SAID LOT 21, SHOWN ON THE MAP OF SAID TRACT NO. 6774, AS HAVING A BEARING OF SOUTH 7 DEGREES 34' 55" EAST AND A LENGTH OF 88.34 FEET, SAID NORTHERLY TERMINUS BEING THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO LOUIS NOCHENSON, RECORDED ON SEPTEMBER 27, 1957 AS INSTRUMENT NO. 145, IN BOOK 55713 PAGE 58 OF OFFICIAL RECORDS, OF SAID COUNTY; THENCE ALONG THE NORTHERLY PROLONGATION OF SAID CERTAIN COURSE AND ALONG THE WESTERLY LINE OF SAID LAND OF NOCHENSON, NORTH 7 DEGREES 34' 55" WEST 40.00 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE NORTH 1 DEGREE 05' 00" EAST 137.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 1 DEGREE 05' 00" EAST 134.72 FEET TO THE MOST SOUTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO JACK AMES AND WIFE, RECORDED NOVEMBER 15, 1957 AS INSTRUMENT NO. 1482, IN BOOK 56071 PAGE 383, OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO WILLIAM R. WILLIAMS AND WIFE, RECORDED ON AUGUST 9, 1958 AS INSTRUMENT NO. 905 IN BOOK D201 PAGE 338, OFFICIAL RECORDS, AS FOLLOWS: SOUTH 70 DEGREES 05' 54" WEST 113.79 FEET; NORTH 86 DEGREES 57' 57" WEST 23.15 FEET AND SOUTH 76 DEGREES 02' 03" WEST 61.77 FEET TO THE WESTERLY BOUNDARY OF SAID LOT; THENCE ALONG SAID WESTERLY BOUNDARY, SOUTH 39 DEGREES 07' 20" EAST 9.96 FEET TO THE BEGINNING OF A CURVE THEREIN CONCAVE WESTERLY TANGENT TO SAID LAST MENTIONED COURSE AND HAVING A RADIUS OF 87.80 FEET; THENCE CONTINUING ALONG SAID LAST MENTIONED WESTERLY BOUNDARY SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 44' 20" AN ARC DISTANCE OF 73.15 FEET TO THE END OF SAID CURVE; THENCE CONTINUING SAID WESTERLY BOUNDARY TANGENT TO SAID CURVE, SOUTH 8 37' 00" WEST 15.42 FEET MORE OR LESS, TO A LINE WHICH BEARS SOUTH 86 DEGREES 47' 20" WEST FROM THE TRUE POINT OF BEGINNING, THENCE NORTH 86 DEGREES 47' 20" EAST 165.10 FEET TO

THE TRUE POINT OF BEGINNING. Amount of unpaid balance and other charges: \$3,978,905.68 (estimated) Street address and other common designation of the real property: 1280 ANGELO DRIVE BEVERLY HILLS, CA 90210 APN Number: 4357-014-007 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: 06-01-2012 CALIFORNIA RECONVEYANCE COMPANY, as Trustee \_ FRED RESTREPO, ASSISTANT SECRETARY 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 CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, this information can be obtained from one of the following two companies: LPS Agency Sales & Posting at (714) 730-2727, or visit the Internet Web site www.lpsasap.com (Registration required to search for sale information) or Priority Posting & Publishing at (714) 573-1965 or visit the Internet Web site www.priorityposting.com (Click on the link for "Advanced Search" to search for sale information), using the Trustee Sale No. shown above. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4253348 06/07/2012, 06/14/2012, 06/21/2012

Order No: 5905153 TS No: H11-07044 NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 11/1/2011. 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 Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on November 4, 2011 as instrument number 2011-1498616 in the office of the County Recorder of Los Angeles County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 1/19/2012 as instrument number 2012-0089017 in said county and further pursuant to California Civil Code Section 1367.1 and those certain Covenants, Conditions and Restrictions recorded on 10/13/1973 as instrument number 2011, WILL SELL on 6/28/2012, 09:00 AM Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona CA. at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owner(s) of said property is (are): Hossein Esmaeilzadeh and Khadijeh Esmaeilzadeh, husband and wife as joint tenants. The property address and other common designation, if any, of the real property is purported to be: 424 N. Palm Drive Unit 30 , Beverly Hills, CA 90210 , APN 4342-034-031. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of 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 this Notice of Sale is: \$14,395.86. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, the trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. 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 the endorsee as a matter of right. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. Witkin & Neal, Inc. is attempting to collect a debt. Any information obtained will be used for that purpose. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-573-1965 or visit this Internet Web site: www.priorityposting.com using the file number assigned to this case: H11-07044. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 1367.4(c)4: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Dated 5/25/2012 Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670 VAN NUYS, CA 91411 (818) 845-8808 By: Susan Paquette Trustee Sales Officer 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. P953108 6/7, 6/14, 06/21/2012

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 09-511563 INC Title Order No. 110520455-CA-BFI APN 4342-020-014 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/07/05. 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 06/27/12 at 11:00 am, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on 04/19/05 in Instrument No. 05 0902273 and thereafter loan modification recorded on 10/20/2011 at recorder's no. 20111420790 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: Isaac Jacques R' Bibo, Trustee of the Isaac Jacques R'Bibo Revocable Living Trust Dated October 16, 1998, as Trustor, in favor of U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee, for GSR 2005-8F, 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). By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 305 NORTH ELM DRIVE, BEVERLY HILLS, CA 90210 The property heretofore described is being sold "as is". 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: \$935,434.65 (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. Requirements of SB1137 have been met pursuant to the Notice of Sale Declaration of record. DATE: 5-30-12 Elaine Malone Assistant Secretary & Assistant Vice President Aztec Foreclosure Corporation c/o 4665 MacArthur Court, Suite 250 Newport Beach, CA 92660 Phone: (866) 260-9285 or (602) 222-5711 Fax: (847)627-8803 www.aztctrustee.com NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Call 714-730-2727 http://www.lpsasap.com Or Aztec Foreclosure Corporation (866)260-9285 www.aztctrustee.com or visit the Internet Web site, using the file number assigned to this case 09-511563. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. A-4253945 06/07/2012, 06/14/2012, 06/21/2012

NOTICE OF PETITION TO ADMINISTER ESTATE OF: WAYNE YEUNG AKA WAYNE YEUNG YING-WING CASE NO. SP008862

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WAYNE YEUNG AKA WAYNE YEUNG YING-WING.

A PETITION FOR PROBATE has been filed by TIMOTHY YEUNG in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that TIMOTHY YEUNG be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 06/29/12 at 9:00AM in Dept. A located at 1725 Main St., Santa Monica, CA 90401

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within four months from the date of first issuance of letters as provided in Probate Code section 9100. The time for filing claims will not expire before four months from the hearing date noticed above.

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

Attorney for Petitioner  
MICHAEL T. SUN - SBN 087543  
ATTORNEY AT LAW  
3304 W PICO BLVD #D  
SANTA MONICA CA 90405  
5/31, 6/7, 6/14/12  
CNS-2321805#

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165-Massage  
170-Caregiver  
171-Elderly Care

## 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

## LEGEND

258-Moving/Storage  
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

## 224-COMPUTER REPAIR

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## 245-HOUSEKEEPING

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DOBERMAN FAWN FEMALE, 10 WEEKS OLD, PURE BRED, REGISTERED. MICROCHIPPED, ALL SHOTS, TAIL DOCKED, DECLAWS \$ 500. 310 - 202-1382

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## 115- CEMETERY

Eden Memorial Park Mount Jerusalem  
2 plots and extras  
\$17,000 obo  
(702) 456-8370

Forest Lawn Cemetery Plot for Sale  
Murmuring Tree 9497 Space 1  
Valued at \$7,500, Asking \$4,500 OBO

Beautiful view of the fountain which is only 45 steps up the hill  
Call Eric (805) 304-9596

FOREST LAWN GLENDALE  
1 Double Hillside Scenic Plot Ascending down. Space 1 Lot 58  
\$9,000/OBO. Worth over \$11,000  
Call Fred (323) 293-6076

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

Forest Lawn Hollywood Hills. Sold out sheltering hills section. Prime Location. \$5000  
Contact Karen: (310) 729-7211.

Forest Lawn Hollywood Hills Grace. 8 plots for sale \$3900/each. Discounted 20%. Eduard (818)-482-0368

Green Hills Memorial Park, Rancho Palos Verdes, Incredible Location, Court of Devotion, the best of the best, Lots 30, 31, 32, overs and unders, Vaults built, \$9,000 each. Bret Davidson (702)-613-8106

Hillside Memorial Park, Mount Shalom, Single plot, Block 9. Beautiful Location next to tree/bench. \$25,950, Endowment Included, Will split transfer fee. Call or email: (323)646-1994 marissaroth@earthlink.net

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, Companion Lawn crypt 32. Owner is asking \$4,000 for this companion lawn crypt unit. Deed fee will be paid for by seller. (352) 350-7144

Pacific View Memorial Park, Meadow Lawn South, Lot 113, A & B, \$13,000, Buyer pays transfer fees. Robert (661)340-4932

Rose Hills Cemetery Plot Located in Garden of Reflections  
Lot 503 Grave #2. \$3,500  
Call (310) 767-3360

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

2 Plots for sale at Rose Hills Cemetery  
Priced to sell  
Lot 7925 Graves 3 & 4  
Located at Garden of Rest Retail Value \$6,200, Selling \$2,800 for both!  
Includes transfer & endowment fees  
Call James (801) 995-3362

Rose Hills, 5 graves together, Asking: \$7,000 each (\$35,000 total) + all and any additional transfer fees. Shirley (310)537-6162

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

Rose Hills Whittier, 3 plots together, it is in the Juniper Lawn section, Graves 2, 3, and 4. \$15,000 for all 3, seller will pay for transfer fee. (951)833-2668

4 burial spaces at Rose Hills Memorial Park, located in Garden 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

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

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Designer breeds too! Adorable health guaranteed.  
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### QadYGe'i hcbg

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Alan L. Kaye, CLU, ChFC  
President

5`Ub?Uhy`-bg fubW`5[ YbWz`-bW`UbX`B: DGYW f]hYgZ`-bW`XcYg`bchdfcj ]XY`Hul`cf`Y[U`UXj ]W`"HAY`WUgY`gi XmiYgi`hg`UfY`Zc`f`]i`gh`U]h`Y`di`fd`cgYg`UbX`Ud`d`]Yg`hc`h`lg`W]Ybh]gd`YW]Z`WgYhc`Z`UW]g`"Mdi`f`fYgi`hg`a`Um`VY`X`ZZY`fY`bh`"; i`U`R`Ub`h`Y`Y`g`U`f`Y`V`U`g`Y`X`c`b`h`Y`W`U`J`a`gd`U`h`b`[`U`M`]]`m`ic`Z`h`Y`]`gg`i`]`b`[`V`e`a`d`U`b`n`5`b`m`i`X`Y`W`]`g`c`b`g`k` \`Y`h`Y`f`h`c`]`a`d`Y`a`Y`b`h`h`Y`g`Y`X`Y`U`g`g`c`i`X`V`Y`a`U`X`Y`V`m`h`Y`W`Y`b`h`]`b`V`e`b`g`i`h`h`c`b`k`]`h`d`f`c`Z`g`]`c`b`U`Z`b`U`b`V`U`Z`H`U`l`U`b`X`"Y[U`V`e`i`bgY`"GYW`f]hYg`UbX`-bg`Y`g`a`Y`b`h`5`X`j`]`g`c`f`m`G`Y`f`]`W`g`c`Z`Z`f`Y`X`h`f`c`i`[`\`B`:]`D`G`Y`W`f]hYgZ`U`6`f`c`\_`Y`f`#`8`Y`U`Y`f`Z`A`Y`a`V`Y`f`:]`B`F`5`#`G`E`7`U`b`X`U`:]`Y`X`Y`f`U`m`F`Y`[`]`g`h`Y`f`X`-bg`Y`g`a`Y`b`h`5`X`j`]`g`c`f`5`U`b`?`U`h`Y`-bg`f`u`b`W`5`[`Y`b`W`z`-b`W`]`g`U`b`U`Z`]`U`h`Y`c`Z`B`:]`D`G`Y`W`f]hYgZ`-b`W`z`U`b`X`U`g`V`g`X`]`U`f`m`c`Z`B`U`h`c`b`U`:]`]`b`U`b`V`U`:]`D`U`f`b`Y`f`g`7`c`f`d`z`h`Y`d`U`f`Y`b`h`V`e`a`d`U`b`m`c`Z`B`:]`D`G`Y`W`f]hYgZ`-b`W`