

Beverly Hills Weekly

ALSO ON THE WEB
www.bhweekly.com

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1134 • June 24 - June 30, 2021

Starting A School

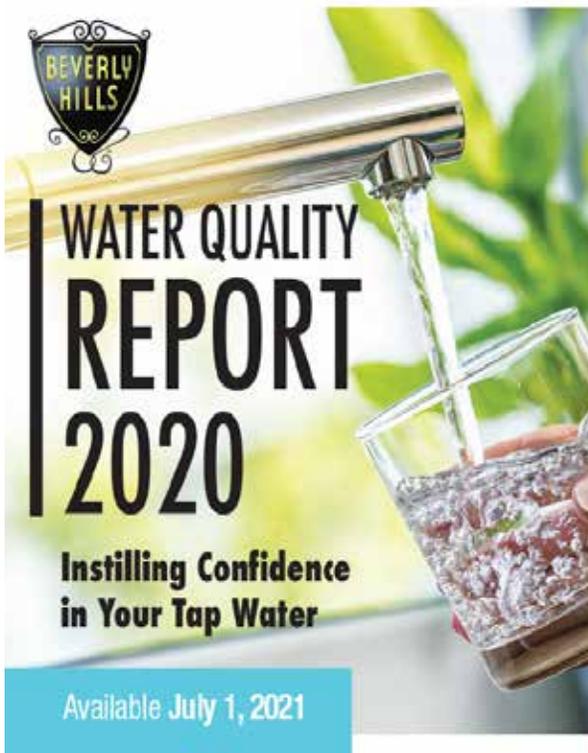
The Weekly's interview with Gabriel Halimi on opening a preschool during a pandemic

SHEMESH

Nathan Lydia Charlie Myer Mia Ethan Kaia Enzo Scarlett



cover story • page 5



BEVERLY HILLS

WATER QUALITY REPORT 2020

Instilling Confidence in Your Tap Water

Available July 1, 2021

City of Beverly Hills drinking water is compliant with the Federal Safe Drinking Water Act.

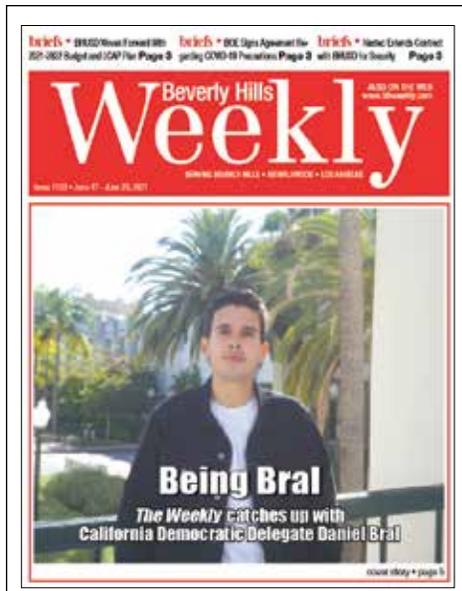
- 6,227 regulatory constituents analyzed
- 21,635 field tests conducted
- 100% Met all Quality Standards

Department of Public Works Water Utility

View online or download at: www.beverlyhills.org/waterqualityreport

To have a printed copy mailed to you, please call (310) 285-2467 or email AskPW@beverlyhills.org.

Para recibir una copia por correo, por favor llame al (310) 285-2467 o envíe un correo electrónico a AskPW@beverlyhills.org.



WHAT'S ON YOUR MIND?

You can write us at:
140 South Beverly Drive #201
Beverly Hills, CA 90212

You can fax us at:
310.887.0789

email us at:
editor@bhweekly.com

letters & email

“City Council Approves One Beverly Hills” [Issue 1132]

We want to applaud City Councilmember John Mirisch’s courageous opposition to the One Beverly Hills Project as expressed in the City Council’s meeting on June 10. The project totally ignores our city’s need and obligation to build affordable housing.

Mirisch is calling on us to do our part to engage in this crying need.

One Beverly Hills and Affordable Housing must be linked clearly and written into law.

Not one without the other!

Beth and David Meltzer
Beverly Hills

briefs

Greystone Mansion Under Renovation

Although it’s been closed to the public since last March due to COVID-19, Grey-



Beverly Hills Weekly

Receive Beverly Hills Weekly in your e-mail inbox every week!

Sign up here: <http://eepurl.com/zfu-l>

SNAPSHOT



DAD'S DAY RODEO DRIVE

L to R: Rodeo Drive Committee President Kathy Gohari, Councilmember Les Friedman, Miss Teen California United States Alana Morgan and Mayor Robert Wunderlich, during Sunday's Tour d'Elegance, a classic car drive-by event. Morgan is a 2021 Beverly High graduate.

Beverly Hills Weekly

Issue 1134 • June 24 - June 30, 2021
Beverly Hills Weekly Inc.

Founded: October 7, 1999
Published Thursdays

Delivered in Beverly Hills, Beverlywood, Los Angeles
ISSN#1528-851X

www.bhweekly.com

Publisher & CEO
Josh E. Gross

Reporter
Taylor Helmes

Sports Editor
Steven Herbert

Contributing Editor
Rudy Cole
(1925-2013)

Legal Advertising
Mike Saghian
Eiman Matian

140 South Beverly Drive #201
Beverly Hills, CA 90212
310.887.0788 phone
310.887.0789 fax
CNPA Member

editor@bhweekly.com
All staff can be reached at:
first name @bhweekly.com
Unsolicited materials will not be returned.
©2021 Beverly Hills Weekly Inc.

1 year subscriptions are available.
Sent via US Mail
\$75 payable in advance

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.



stone Mansion and Gardens reopened their grounds to the public in early May. Reservations are required and the interior of the property remains closed for now, but once guests step inside, they will have a chance to explore newly renovated rooms, including the Theatre, Library and Mr. Doheny's bathroom.

Greystone reopened in late April and now they are limiting tours and reserva-



Greystone Mansion and Gardens

tions to only Wednesday, Thursday and Friday. Venue Coordinator Sarah Scrimshaw presented updates and restoration projects to the Recreation and Parks commission Tuesday, outlining the property's reopening plans, upcoming events and what current or future renovations are necessary for conservation.

Most of these renovations, along with other projects funded by the Friends of Greystone non-profit organization, began right before the pandemic forced their closure. But the lack of public visitors during the pandemic seemed to accelerate the construction and restoration process.

Another exterior project that benefited from the closure were some brick paths found below the terrace and along the hillside that were becoming a safety hazard.

"Luckily they started right as the pandemic shut everything down which actually turned out to be a benefit because it lessened the impact on the public when they're visiting the park," Scrimshaw said. "It enabled the projects, probably this project at least, to probably get completed more quickly."

Some historic lamp post replicas have also been installed along the lower brick pathways, two of which were added to the ADA pathways that connect the courtyard to the terrace.

According to Greystone Mansion's website, the Library requires mostly material and monetary support - Rift White Oak Wood and approximately \$455,000. This project entails repainting, restaining, replastering and updating old electrical wiring and cabinetry. The original design and architecture was mostly gutted by Mrs. Doheny upon moving in, but has now been restored to the original 1928 design that features a curved ceiling. Some other refurbishments include a new marble fireplace and detailed woodwork throughout the Library.

Another renovation project is the Theater and Screening Room. This forty-seat, "tennis court shaped theater," has been virtually untouched and unused since it's last occupants, the American Film Institute from 1965 to 1982. Aside from the period-

ic mold abatement and safety checks the city performed, this historic movie theater is estimated to undergo \$1,500,000 in rehabilitation. One more addition to the Theater that is more modern is an electric lift to expand accessibility and to comply with ADA standards.

"The theater historically was only accessible by stairs and because of the nature of the building, it is on the historic registrar, and the limestone facade is part of what we call a character defining feature," Scrimshaw said.

To avoid damaging or tainting the historic character of the building, a hole in the rotunda outside of the theater that connects to an unused garage space will now house an electric lift for visitors who require the assistance.

Greystone Mansion continues to put on performances, virtually, for the public to enjoy every Monday at 7:30 p.m. online, including a special "Behind the Curtain," a behind the scene look that appears at the end of the performances. Coming soon is their park's 50th anniversary celebration, Sept. 19, where events and special celebration plans are to be determined.

To make a reservation or for more information, visit beverlyhills.org/visitgreystone.

1508 Lexington Road Moves Forward

The Planning Commission reviewed the plans for a new two-story single-family residence with an above-grade floor area of 7,788 square feet and a 6,989 square



1508 Lexington Road

feet basement on Thursday. The project site will be located in a vacant lot on the south side of the 1500-block of Lexington Road between Oxford Way and North Crescent Drive.

Staff recommended that the Commission continue consideration of the project in a special meeting on June 23. This would allow the staff to visit the site and see what nearby properties' views might be impacted as a result of the project.

Planning Commission Considers Renewal of Conditional Use Permit for 9261 Alden Drive

Young Israel of North Beverly Hills requested that the Planning Commission renew the previously approved Conditional Use Permit in the existing synagogue facility at 9261 Alden Drive on Thursday. Along with the renewal, they also request-



Buss Speaks at Rotary

Rotary Club President Sharona R. Nazarian (right) interviews Los Angeles Lakers President Jeanie Buss at Monday's Rotary Club meeting. Buss discussed the challenges of running a franchise and her plans for the future. Nazarian's term ends next week at which time Charles Black will become president.

ed that there be several modifications of previous conditions of approval based upon their current operations, such as removing duplicated or inapplicable conditions and allowing off-site parking at public facilities or metered parking spaces.

The Planning Commission discussed the conditional use permit and staff recommended that they adopt the resolutions with conditions of approval. The Planning Commission also had the option to approve the project with modified findings or conditions of approval, deny the project, or portions of the project, based on revised findings or direct staff or applicant to another hearing date consistent with permit processing and at the applicant's request or consent.

Associate Planner for the City, Chloe Chen, presented the conditions and remedies necessary for the synagogue to renew their CUP, including no off-site parking at Maple Plaza, religious service times, posting parking restriction signs and submitting the proper affidavits.

"Staff noted lack of compliance with some conditions," Chen, said. "The applicant has since taken steps to comply including posting required parking restrictions signs and the removal of a mat covering the surface parking space at the rear of the building."

The applicant, Chen said, has met the first two criteria for renewing a CUP, which includes the site being used explicitly for religious practices and meetings and not used for social events. The third criteria is evidence showing whether or not parking or traffic will interfere with or impact any adjacent streets or area surrounding the synagogue.

Due to Young Israel being closed in response to COVID-19, only estimated attendee data is available for February 2020.

A representative for/from Young Israel, Anabel Garcia, confirmed the resolutions and conditions. "Everything that we want to revise has been taken into consideration," she said.

No public comment on the matter except on inquiry for more information.

Local Art Restoration Report

Sun, water and public damage are the biggest threats to the city's public art collection, according to the RLA Conservation of Art and Architecture. The RLA group attended the Arts & Culture Commission's meeting last Tuesday to present a comprehensive report that identified some pieces of art that would require immediate intervention to prevent further deterioration.

The meeting was also used to introduce the city's new Recreation Services Manager, Chris Paulson, announce the new Interim Arts and Culture Commission



Chris Paulson

Manager, Paul Palone and to propose locations for an upcoming interactive exhibit from Sing for Hopes Pianos.

The public art's damage was due to a range of issues from exposure to sunlight to being touched occasionally by patrons.

"The city is extremely conscientious in terms of upkeep of the artwork and it shows in the condition in the majority of the pieces," RLA Conservation Specialist Christina Varvi said.

Varvi gave a summary of the report and provided restoration recommendations and her overall analysis to the commission. In particular, she pointed out a few sculptures that need immediate attention, including Spiral of Life in Rexford Park, Sisyphus located on the median of Burton Way, as well as a Bouvet piece that was previously brought to the commission's attention.

For example, due to the layers of laminated wooden veneers that are bonded together with marine epoxy, Spiral of Life

briefs cont. on page 4

is vulnerable to sun damage, Varvi said. Sisyphus, a sculpture made up of salvaged pipes, steel beams and other metal materials, requires a new paint job due to corrosion and deterioration. Repainting the city's sculptures every 10 years is common maintenance practice, Varvi said.

After Varvi's presentation, Sing for Hope Pianos representative Lester Vrtiak, presented its program and art display plans for this coming August. Typically hosted in New York City, the charitable organization is bringing the exhibit to Beverly Hills for the first time. After the exhibit concludes, all pianos will be donated to local schools where they'll introduce their Citizen Artistry Program.

Approximately 10 sites have been identified to host these pianos, including City Hall, Two Rodeo, The Wallis Annenberg Center for Performing Arts and parks: La Cienega Park, Beverly Gardens Park, Will Rogers Park and Roxbury Park. These locations have also been proposed to the Recreations and Parks Commission for its

input.

City's Future Plans for Bicycles

As the weather warms up, and with May's Bike Month come and gone, the City's Public Works staff prepare future bicycle activities and events, in addition to discussing the City's future bicycles plans at Tuesday's Recreation and Parks Commission.

One upcoming event will be a Protected Bike Lane Demonstration event on July 25 from 10 a.m. to 4 p.m. The pop-up bike lane project, which will be going southbound on Roxbury Drive and adjacent to Roxbury Park, is meant to demonstrate the protections that come with installing a bicycle lane using signs, planters and temporary markings to direct traffic.

Transportation Planning Analyst Christian Vasquez presented Public Work's Roxbury bicycle lane pop-up demonstration as well as the city's Complete Streets Plan overview that was adopted by city council on April 20. This plan's purpose is to accommodate any mode of transpor-

tation, such as walking, bicycling, public transit or driving.

"The plan proposes a holistic bikeway network that prioritizes those transfacilities to key destinations like schools, parks and upcoming subway stations," Vasquez said.

The bike lane is set to be temporarily installed on Roxbury Drive, directly adjacent to Roxbury park, between the sidewalk and where there are diagonal vehicle parking spaces, adding a barrier between bicyclists and any nearby cars.

The city's Public Works Department encourages the community to test out the new project and provide feedback and experience during this one-day pop-up bicycle safety demonstration.

Theatre 40 to Reopen

After closing the curtain last year in response to the pandemic, Theatre 40 is celebrating its 55th season by resuming in-person performances starting this September with three shows lined up: "As Good as Gold," "Good People" and "Hilda's Yard."

Opening night for Marilyn Anderson's world premiere of "As Good as Gold," is Sept. 16 and will run through Oct. 17. It is about three female screenwriters in Hol-

lywood end up hiring a male to front for them after experiencing the frustration of sexism in the film and entertainment industry.

"Good People," by David Lindsay-Abaire takes place in Southie, a Boston neighborhood, where Margie Walsh faces eviction, recently lost a job and is barely making ends meet. Yet, an old fling of hers made it out of Southie, so she decides to risk it all and rekindle that relationship to see what lies outside of her broken town. But does this "self-made man" have what it takes? Starting Nov. 18 and running through Dec. 19, see where Walsh goes and how her story ends.

Finally, the west coast's premiere of "Hilda's Yard," by Norm Foster, will start on Jan. 13, 2022 and continue until Feb. 13. Set in 1956, one seemingly ordinary family experienced the extraordinary. Gary and Janey Fluck finally moved out of their parents' home. But when Gary loses his job and Janey leaves her husband, the two need to navigate their way back to normalcy.

Performance schedule, tickets for the upcoming season and any additional information can be found at theatre40.org

--Briefs Compiled by Taylor Helmes



NOTICE OF PUBLIC HEARING

The Council of the City of Beverly Hills, at its regular meeting on **Thursday, July 15, 2021, at 7:00 p.m.**, will hold a public hearing to consider adoption of:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEVERLY HILLS ADOPTING THE 2020 URBAN WATER MANAGEMENT PLAN, A WATER SHORTAGE CONTINGENCY PLAN, AND AN AMENDMENT TO THE 2015 URBAN WATER MANAGEMENT PLAN

The public hearing was continued from Tuesday, June 1, 2021 to Thursday, July 15, 2021.

The City of Beverly Hills is currently updating its Urban Water Management Plan (UWMP) and preparing its Water Shortage Contingency Plan (WSCP) in accordance with the Urban Water Management Planning Act, California Water Code Sections 10610 et seq. (the "Act") and is amending its 2015 Urban Water Management Plan to demonstrate consistency with Delta Plan Policy WR P1, (Title 23 of the California Code Regulations section 5003). The Act requires urban water suppliers supplying more than 3,000 acre-feet of water annually or providing water to more than 3,000 customers to update their UWMP every five years.

A draft of the City's 2020 UWMP is available on the City's website (www.beverlyhills.org/UWMP). If you would like more information or have any questions, please contact **Vince Damasse, Water Resources Manager at (310) 285-2491 (email: vdamasse@beverlyhills.org) or contact Melissa Gomez, Senior Management Analyst, at (310) 288-2864 (email: mgomez@beverlyhills.org).**

HOW TO PARTICIPATE IN THE CITY COUNCIL MEETING
Pursuant to Executive Order N-25-20, members of the Beverly Hills City Council and staff may participate in this meeting via teleconference/video conference. In the interest of maintaining appropriate social distancing, members of the public can access City Council meetings telephonically, through live webcast, and BHTV Channel 10 on Spectrum Cable.

To submit Audio/Oral comments during the hearing call: (310) 288-2288, to submit written comments please email: cityclerk@beverlyhills.org, to submit video comments (during public comment only) use <https://beverlyhills-org.zoom.us/my/bevpublic> (passcode: 90210).

It is recommended that public written comments be submitted to the City Clerk's office by 12:00 p.m. on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the City Council. Written comments should identify the Agenda Item Number or Topic in the subject line of the email. Written comments will be allowed with a maximum of 350 words, which corresponds to approximately 3 minutes of speaking time. If a comment is received after the agenda item is heard, it will not be a part of the record. Public comment via video conference will be 3 minutes per each individual comment, subject to City Council discretion.

Please check the July 15, 2021 meeting agenda for further updated information. The agenda will be available on the City's website at www.beverlyhills.org at least 72 hours prior to the meeting.

Any interested person may participate in the meeting and be heard or present written comments to the City Council. According to Government Code Section 65009, if you challenge the Council'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.

HUMA AHMED
City Clerk

 If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the Americans with Disabilities Act ("ADA") please contact (310) 285-2400 or (310) 285-6881 (TTY) preferably 24-hours prior to the meeting for assistance.

sports & scores



BHHS Baseball Team Edged in Playoff Game

By Steven Herbert

Beverly High had the potential tying and winning runs in scoring position with no outs in the bottom of the seventh inning in its Southern Section Division 6 first-round baseball playoff game but were unable to drive either in in a 3-2 loss to Carpinteria June 4 at La Cienega Park.

Eli Biehl singled leading off the inning, moved to third on Charlie Barry's double but Biehl was picked off. Matthew Smoller was hit by a pitch.

Malik McCall hit a chopper with the infield in to third baseman Oscar Velazquez to throw to catcher Diego Nieves who tagged out Barry who was trying to score.

Jay Cukier was hit by a pitch to load the bases but Cole Summers grounded out to end the game.

"We did not lose the game, we played a very good baseball game with the exception of our base running mistakes," Normans coach Gregg Riesenbergsaid. "Carpinteria deserved to win the game.

"Our team performed great. Our pitching was stellar. We hit the ball extremely well, we just had bad luck. We hit

six balls that were crushed but they were hit right at the defenders, A couple of those were line drives that were hit well over 300 feet. The baseball gods were just not on our side. Everything went right for Carpinteria and we just couldn't get over the hump to win the game."

Smoller drove in both Beverly Hills runs with a two-out single in the fifth. Aidan Dveirin, the Nor-

sports cont. on page 5

RETIRED COUPLE

Has \$\$\$\$ to lend on California Real Estate*

M.P. TRUST DEED COMPANY

OVER 40 YEARS OF FAST FUNDING

Principal (818) 248-0000 Broker

WWW.VIPLoan.com *Sufficient equity required - no consumer loans

CA Department of Real Estate License #01041073

Private Party loans generally have higher interest rates, points & fees than conventional loans

★ ★ ★ DRIVEN TO BE THE BEST ★ ★ ★

Be Your Own Boss, Choose Your Own Routes!

Looking for CDL drivers to deliver new trucks Starting in Sacramento and / or Perris, CA.

Experience helpful. Must have DOT physical and be willing to keep logs. No DUIs in the last 10 years, clean MVR.



Apply Online at

www.qualitydriveaway.com

or call 574-642-2023

coverstory

STARTING A SCHOOL

The Weekly's interview with Gabriel Halimi on opening a preschool during a pandemic

By Tiffany Majdipour

Tell us about how COVID affected your family, and how this inspired you and your wife to start a preschool.

My wife [Shirley Hay Halimi] kind of came up with the idea once COVID hit. We were struggling to figure out what we were going to do with our kids. We wanted to give our kids the opportunity to engage with other kids. We also spoke to my sister Michelle [Halimi] who was actually the principal of Hawthorne for a while, and was also an assistant principal at Beverly High. She has a lot of administrative experience. Her son is also around the same age as my kids, so we just started thinking about putting something together for our own family.

So, it was my wife's idea but my sister and I put the plan in execution. One of

my cousins, Melissa Nass, who also went to Beverly, is in early education as a teacher and she wasn't going to work in the pandemic, so it was perfect.

And that's when we decide to start the "Or Shemesh" Family daycare program. That's what we called it. And it really started as a program for our own family. It ended up being nine kids and two teachers. It was awesome.

A lot of my passion for education comes from me and my sister's background of both going to Beverly Hills schools. We were both very involved at Beverly [Hills High School]. As soon as we had the opportunity to start our own school program, we jumped straight into it.

You mentioned one of your instructors for the preschool is Melissa Nass, who happens to be a 2011 Beverly Hills Alumna. Tell us about how you ended up connecting with her and having her as a teacher.

Melissa is my cousin and she is such a wonderful person and makes for an amazing preschool teacher. She had been teaching as Valley Beth Shalom and we couldn't send our kids all the way to the valley for preschool since we live in Beverly Hills. We were bummed that our

kids could never be in her class because she was working in the valley at the time. The big silver lining around COVID was that we got to put my kids, my nephews, and my cousins' kids all in a program together for a year at my parents' house with my own cousin [Melissa Nass] as the teacher. It was a complete dream that we brought to reality.

Were you concerned about starting a preschool in the middle of a pandemic?

From a safety standpoint, we were very careful. We were following CDC guidelines on how to do things. It was really the parents and their commitment that allowed us to feel comfortable. We all immediately shut off our social circles

"Don't just be a passenger in life. Get behind the wheel and drive"

—Gabriel Halimi

and we decided we wanted to create a type of environment we felt safe sending our kids into. In order to do that, every family had to make their own personal commitment to themselves and all

of the other students to limit contact with others outside of the circle. We obviously fell on challenging times and had to be very careful. No one got sick all year. It really was a risk that we felt, to some extent, was worth taking. It is such a vulnerable age for kids in that preschool age to have some type of education and experience. We weren't willing to do nothing. We had to give these kids some sort of experience, and I think we gave them a stellar experience. Honestly, we were only able to do that with the commitment of parents and the teachers. Melissa Nass and Tara Schwartz, who was an early education teacher at Temple Isaiah, were phenomenal. They dramatically limited their own personal encounters with anyone else just to keep their students safe. It was a huge commitment by everybody to make it work.

What were some precautions that you implemented to make sure the students were safe?

We had strict COVID policies that we enacted. Basically, it was the parents' responsibility that if anyone had direct

or indirect contact with anyone with COVID, that they were going to take all the reasonable steps to make sure their child or they themselves did not interact with the rest of the students. The administration, which was me and my sister, was also involved in determining what would be reasonable and what's necessary for the school. For example, after the winter break period, we had many people who traveled during the break quarantine until they could present a negative COVID test. At one point when we thought there was a breakout, which there ended up not being one, we actually sent a lab to everyone's homes to test every child before we allowed everyone back into school. We built in a budget for testing and other things we needed to keep people safe. So we were very intentional from the start, and sometimes it did put us in uncomfortable situations to have to tell our own family members who had their kids in our school that they couldn't bring their child back to school for a week because they had to be tested. We made it work and everyone stayed safe. And I think everyone agrees that it was a top notch experience.

How did you develop the curriculum for your students?

The curriculum for the students was all developed by the teachers. Michelle and I had very little to no classroom involvement. Both Tara and Melissa have a decade of experience each in early education. They handled all of the curriculum and we could not have asked for more from them. From human anatomy, to learning about poetry, to doing plays. It was just phenomenal.

What mistakes did you make along the way and what challenges did you encounter in setting up a preschool?

We were very lucky, we didn't really run into any non-COVID related challenges and we had a great division of responsibilities. The most challenging part was the strictness we had to enforce because of COVID. We used our parents' home as a venue. We were very fortunate about not running into many challenges. Setting up a preschool reinforced my passion for education and gave me great



Gabriel Halimi and Michelle Halimi

gratification. I was a BHUSD student board member when I was a senior in high school [in 2000] and since then, up until now, haven't had a hand in education. My sister has obviously been in school administration for a long time now so for her, it was more her bread and butter. But for me it really reinforced my passion. I would have loved to do more. This

preschool was more of a family program for licensing reasons, but I would have loved to expand it more to extend it to outside of our family to our community. I would love to start a school one day or at least be further involved in some type of educational program. I don't think there's anything more important than educating our youth and giving them the values they need to succeed.

Now that the COVID pandemic has subsided, will the preschool continue and if so, would you consider expanding?

It is not going to continue sadly and the reason for that is because our teachers are moving on. Melissa has decided to pursue a different career and Tara has decided to move back home to Boston. I think for Michelle and I, but for me especially, this did reinforce our passion and I definitely do want to continue in education. This program won't continue but I think we will find a way to add value either to an existing program or hopefully start our own at some point. So no, this program won't continue but we are taking our passion with us somewhere.

What advice would you give to others who want to start their own school?

I'm a big startup guy so I love to solve problems. I think we make our own reality. During this COVID pandemic, it would have been very easy to sit back and think "Gosh. This is a complete bummer. Our kids are going to be home for the next year." But instead, we took those lemons and made lemonade. We took matters into our own hands. We started a school. And so I think my advice would be less about education and more about taking your passions and making your own reality. Don't just be a passenger in life. Get behind the wheel and drive.

sports cont. from page 4

mans' No. 9 hitter, was hit by a pitch leading off the inning and moved to second on a balk. Jeremy Shuman singled one out later, advancing Dveirin to third. Dveirin and Shuman scored on Smoller's single.

The Warriors opened the scoring in the third when Hunter Garcia singled in Luke

Lounsbury, who led off with a double, and Erich Goebel, who struck out but reached first on a passed ball by Dveirin.

Carpinteria increased its lead to 3-0 in the fifth. Miles Souza led off with a double, moved to third on an error and scored on Isaac Castillo's sacrifice fly.

Normans junior left-hander Myles Smith (4-3) limited the Warriors to six hits

over 6 2/3 innings, struck out seven and walked two. He was removed from the game after reaching the California Interscholastic Federation's 110-pitch weekly limit.

Castillo pitched a complete game for the victory, allowing 12 hits. He struck out three, issued two walks and hit three batters.

Beverly Hills out-hit Carpinteria, 12-7, with Barry, Biehl, McCall and Smith each getting two hits.

The loss ended the Normans' nine-game winning streak and Smith's streak of winning four consecutive decisions.

"Our league did not prepare us to be

sports cont. on page 6

sports cont. from page 5

playoff ready,” Riesenbergs said. “With our league being a weak baseball league the six league games did not keep us sharp and ready to win a playoff game. This will be a problem as long as baseball remains in the current league with Hawthorne, Leuzinger, Compton Centennial, and Inglewood and Morningside.”

The current alignment for the Ocean League will remain unchanged through at least the 2022 baseball season.

Inglewood and Morningside did not field baseball teams in 2021.

Beverly Hills was 6-0 in Ocean League play in 2021, winning four games by 12 runs, including two by 19 and a third by 17.

2021 was Riesenbergs’s 27th season as

a baseball coach at Beverly Hills High School “and this was the hardest year to coach of any of those years,” he said.

“Last year was easy, the season just ended abruptly,” Riesenbergs said. “This year with all of the uncertainty in life due to the pandemic, it was very difficult to get started.

“But once we got started and everyone was feeling more comfortable things

started to click. I couldn’t be any more prouder of these 17 student athletes.”

Steven Herbert has covered Beverly Hills High School sports for Beverly Hills Weekly since 1999. He has also covered college and professional sports for The Associated Press, Los Angeles Times and Washington Post. He can be reached at (786) 201-2460 or by email at styberbert@aol.com

PLOT BROKERS BUYING AND SELLING SPECIALIZING in VIP Premium locations in: FOREST LAWN HILLSIDE HOLLYWOOD FOREVER WESTWOOD MEMORIAL CALL TODAY: (888) 918-8808 www.plotbrokers.com

General Contractor LOOKING FOR A CHANGE! Allow Bulson & Company to get it done, from planning to completion. We also offer Owner's Representative Services. Bulson is the leader in high-end residential and commercial construction. Our projects are innovative in design and superbly crafted to meet each individual client's needs. Contact us today: Admin@bulsonco.com www.bulsonco.com | 818.922.2345

9201 WILSHIRE BLVD 1200-3000 sf divisible, perfect for administrative or law office. Full service. \$3.50/sf. 310-273-9201

Residential Electrician Need an electrician, allow Bulson & Company to help, we do it all: running wires, rewire circuits, electrical splice boxes, install new electrical connections, disconnect existing electrical, panels, outlets, switches, lighting, receptacles, new construction can-lights, LED trims, configure electrical layouts, tesla charger, etc. Contact us today for a free estimate: Admin@bulsonco.com www.bulsonco.com | 818.922.2345

Public Notices 310-887-0788 Forms available at www.onestopdbas.com

FICTITIOUS BUSINESS NAME STATEMENT: 2021098455 The following person(s) is/are doing business as: SELENA'S SILVER, 14538 Flanner St. La Puente, CA 91744. TRACY MORONATY, 14538 Flanner St. La Puente, CA 91744. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 4/27/21. 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) Published: 06/03/2021, 06/10/2021, 06/17/2021, 06/24/2021 TBS 5,786

COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 04/2021. Signed, BRADFIELD BIGGERS, CEO. This statement is filed with the County Clerk of Los Angeles County on: 05/17/2021. 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) Published: 06/03/2021, 06/10/2021, 06/17/2021, 06/24/2021 TBS 5,786

#309 NORTH HOLLYWOOD CA 91601. ROBERT ALEXANDER ORELLANA MARTINEZ, 5514 BONNER AVE #309 NORTH HOLLYWOOD CA 91601. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed, ROBERT ALEXANDER ORELLANA MARTINEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2021. 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) Published: 06/03/2021, 06/10/2021, 06/17/2021, 06/24/2021 TBS 5,795

FICTITIOUS BUSINESS NAME STATEMENT: 2021117717. The following person(s) is/are doing business as: TU SEXX P.J.'S & TINGZ, 6735 WHITSETT AVE #9 NORTH HOLLYWOOD CA 91606. CHARNELLE PITTMAN, 6735 WHITSETT AVE #9 NORTH HOLLYWOOD CA 91606. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed, CHARNELLE PITTMAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/24/2021. 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) Published: 06/03/2021, 06/10/2021, 06/17/2021, 06/24/2021 TBS 5,804

of name should not be granted.
NOTICE OF HEARING
Date: 08/05/2021 Time: 08:30 AM Dept: T Room: 600
Signed: VIRGINIA KEENY, Judge of the Superior Court
Date: 06/21/2021
Published: 06/24/2021, 07/01/2021, 07/08/2021, 07/15/2021 TBS 5,847
FICTITIOUS BUSINESS NAME STATEMENT: 2021118688
The following person(s) is/are doing business as: ANGELS CLUB HOUSE EMPIRE, 3919 ELIZABETH ST, COMPTON, CA 90221, MALAIKA HOUSTON, 3919 ELIZABETH ST COMPTON CA 90221. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MALAIKA HOUSTON. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/26/2021. 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.)
Published: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47336
FICTITIOUS BUSINESS NAME STATEMENT: 2021118730
The following person(s) is/are doing business as: PRIME ENERGY, 4508 ATLANTIC AVE #499, LONG BEACH, CA 90807, JAMES RICHARD CLARK, 4508 ATLANTIC AVE #499 LONG BEACH CA 90807. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JAMES RICHARD CLARK. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/26/2021. 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.)
Published: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47341
FICTITIOUS BUSINESS NAME STATEMENT: 2021118736
The following person(s) is/are doing business as: TRANSPORT CARRIERS INSURANCE SERVICES, 9144 TELEGRAPH RD STE B, DOWNEY, CA 90240, TRANSPORTATION INSURANCE SERVICES INC., 9144 TELEGRAPH RD STE B DOWNEY CA 90240. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/16. Signed ANGELICA TAYS. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/26/2021. 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.)
Published: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47339
FICTITIOUS BUSINESS NAME STATEMENT: 2021118754
The following person(s) is/are doing business as: LORIN'S EXTENSIONS, 5560 ACKERFIELD AVE 504, LONG BEACH, CA 90805, LORIN ANDERSON, 5560 ACKERFIELD AVE 504 LONG BEACH CA 90805. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LORIN ANDERSON. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/26/2021. 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.)
Published: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47340
FICTITIOUS BUSINESS NAME STATEMENT: 2021118761
The following person(s) is/are doing business as: EM-ENERGY SAVINGS, 37114 LA CONTEMPO AVE, PALMDALE, CA 93550, EDWARD MANCILLA RUIZ, 37114 LA CONTEMPO AVE PALMDALE CA 93550. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed EDWARD MANCILLA RUIZ. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 5/26/2021. 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.)
Published: 6/24/2021, 7/1/2021, 7/8/2021, 7/15/2021 NIN 47343
ORDER TO SHOW CAUSE FOR CHANGE OF NAME: 21TRCP00168
SUPERIOR COURT
SOUTHWEST DISTRICT
825 MAPLE AVENUE
TORRANCE, CALIFORNIA 90503-5096
PETITION OF KARINA WALQUIRIA UREY PEREIRA & JUAN GUILLERMO CANO MARTINEZ TO ALL INTERESTED PERSONS:
Petitioner filed a petition with this court for a decree changing name as follows:
Present name: ISAAC GUILLERMO UREY to Proposed name: ISAAC GUILLERMO CANO UREY
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
ON JULY 23, 2021 AT 8:30 A.M. IN DEPT.: "M" ROOM 350
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in the county:
DATE: June 3, 2021
DEIRDRE HILL, Judge of the Superior Court
Published June 24, July 1, 8, 15, 2021

Title Order No.: 95524664 Trustee Sale No. 85382 Loan No. 399115269 APN: 4341-036-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/21/2016. 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 6/23/2021 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/4/2016 as Instrument No. 20160130320 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: KG REAL ESTATE, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor LBC CAPITAL INCOME FUND, LLC, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF TRUST-

EE'S SALE – continued 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 the land therein: LOT 17 IN BLOCK 116 OF BEVERLY HILLS, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 85 PAGES 86 TO 92 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDRO-CARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY. 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: 801 N. DOHENY DR. BEVERLY HILLS, CA 90210. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. 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 trusts created by said Deed of Trust, to-wit \$718,615.45 (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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/25/2021 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST 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, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 85382. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase

the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 85382 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

FILE NO. 2021 113940
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: FARFROMWALLSTREET, 505 S. FLOWER ST., SUITE 71525 LOS ANGELES CA 90071 county of: LA COUNTY.
AI #ON: 202106010249
Registered Owner(s): MICHAEL J.D. MCCALL, LLC, 505 S FLOWER ST, SUITE 71525 LOS ANGELES CA 90071 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.
I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
/s/ MICHAEL J.D. MCCALL, LLC BY MICHAEL MCCALL, MANAGER

This statement was filed with the County Clerk of LOS ANGELES County on MAY 19 2021 expires on MAY 19 2026.
Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
ORD-289555 BEVERLY HILLS WEEKLY 6/3,10,17,24 2021

NOTICE OF PETITION TO ADMINISTER ESTATE OF LESTER B. KORN
Case No. 21STPB05259

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LESTER B. KORN

A PETITION FOR PROBATE has been filed by Paul N. Frimmer in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that Paul N. Frimmer 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 on June 29, 2021 at 8:30 AM in Dept. No. 79 located at 111 N. Hill St., Los Angeles, CA

90012.

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

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

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

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner: Paul N. Frimmer
LOEB & LOEB LLP
10100 SANTA MONICA BLVD
STE 2200
LOS ANGELES CA 90067
CN978216 KORN Jun 10,17,24, 2021

T.S. No. **21-21042** Loan No. **1365** Order No. **05943177** APN: **4357-007-007** [PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]
NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/5/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On :7/6/2021 at 10:30 AM (or as postponed from time to time), **Best Alliance Foreclosure and Lien Services Corp.** as the duly appointed trustee under and pursuant to deed of trust recorded **10/10/2017, as Instrument No. 20171154859**, of Official Records in the office of the Recorder of **Los Angeles** County, California, executed by **Fallah Alfallah and Alana Alfallah, Trustees of The Q8 Trust dated July 30, 2007** as Trustor, Vicino Limited Partnership, a California limited partnership, Beneficiary, **WILL SELL AT PUBLIC AUCTION SALE TO THE HIGHEST BIDDER FOR CASH**, (payable at the time of sale in lawful money of the United States, by cash, a 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)
At: **THE FRONT STEPS OF BUILDING LOCATED AT 17305 GILMORE STREET, LAKE BALBOA, CA 91406**, all right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county, California describing the land therein: **AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST** The property heretofore described is being sold "as is". The street address and other common designation, in any, of the real property described above is purported to be: **1365 Shadybrook Drive, Beverly Hills, California 90210**
The undersigned Trustee disclaims any liability for any incorrectness of the street address and/or other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding the physical condition of the property, title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust and personal property, if any., with interest and late charges thereon, as provided in the 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: amount of unpaid balance and other

charges: **\$1,580,755.84 (Estimated)** Accrued interest and additional advances, if any, will increase this figure prior to sale. **If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse.**

Title No.: 05943177 T.S.
No.: 21-21042 Loan No.:
1365 APN No.: 4357-007-007

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 or necessarily a 100% ownership interest in 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 or resolving ownership interest issues, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens as well as the ownership interest(s) 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. **Please Note**, the sale may not be final until either 15 or 45 days after the sale date – **see Notice to Tenant**. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successful bidder.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, lien holder, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 266-7512 or visit this Internet Web site www.elitepostandpub.com using the T.S. number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com using the file number assigned to this case TS# 21-21042 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a written bid along with the funds constituting the bid payable in lawful money of the United States, by cash, a 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 so that the trustee receives the bid and the funds no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant

buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

The 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 Notice of Default and Election to Sell was recorded in the county where the real property is located, and more than three months have elapsed since such recordation.

OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK INS CAN BE ACCOMMODATED. PLEASE CALL FIRST.

Date: 6/3/2021

WE ARE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. EPP 32840 6/10, 6/17, 6/24/2021

Best Alliance Foreclosure and Lien Services Corp., as Trustee
16133 Ventura Blvd., Suite 700
Encino, California 91436
For Payoff/Reinstatement: (888) 785-9721
Sales Line: (866) 266-7512 or
www.elitepostandpub.com
Cindy Sandoval for Best Alliance Foreclosure and Lien Services Corp.

FILE NO. 2021 121783

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: RICHARD'S LIQUOR, 3128 MARTIN LUTHER KING JR BLVD LYNWOOD CA 90262 county of: LA COUNTY.

AI #ON: 4712891

Registered Owner(s): SUNRISE 21, INC, 3128 MARTIN LUTHER KING JR BLVD LYNWOOD CA 90262 [CA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ SUNRISE 21, INC BY: JAE HYUN LEE, CEO

This statement was filed with the County Clerk of LOS ANGELES County on MAY 28 2021 expires on MAY 28 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
300050 BEVERLY HILLS WEEKLY 6/10,17,24 7/1 2021

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
WILLIAM ELLIOT SMITH AKA WILLIAM E. SMITH AKA WILLIAM SMITH AKA BILL ELLIOT SMITH AKA BILL E. SMITH AKA BILL SMITH
CASE NO. 21STPB05781**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM ELLIOT SMITH AKA WILLIAM E. SMITH AKA WILLIAM SMITH AKA BILL ELLIOT SMITH AKA BILL E. SMITH AKA BILL SMITH. A PETITION FOR PROBATE has been filed by SHARON A. SMITH in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that SHARON A. SMITH 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: 07/13/21 at 8:30AM in Dept. 2D located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner

SHANNON C. PAPAZIS - SBN 281701

SKYLAR V. PALASIK - SBN 322469

FERRUZZO & FERRUZZO, LLP

3737 BIRCH STREET, SUITE 400

NEWPORT BEACH CA 92660

BSC 220111

6/17, 6/24, 7/1/21

CNS-3481607#

FILE NO. 2021 126759

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: 1. AVIDITY INSURANCE SERVICES; 2. FALLGATTER RHODES INSURANCE SERVICES; 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:

Registered Owner(s): PCF INSURANCE OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ PCF INSURANCE OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUN 07 2021 expires on JUN 07 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

ORD-307351 BEVERLY HILLS WEEKLY 6/17,24 & 7/1,8 2021

FILE NO. 2021 129973

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: TOLL BROS. INC. LOS

ANGELES CA DIVISION, 11280 CORBIN AVENUE PORTER RANCH CA 91326 county of: LA COUNTY.

AI #ON:

Registered Owner(s): TOLL BROS., INC., 1140 VIRGINIA DRIVE FORT WASHINGTON PA 19034 [PA]. This Business is being conducted by a/an: CORPORATION. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ TOLL BROS., INC. BY NICHOLAS NORVILAS, DIVISION PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUN 09 2021 expires on JUN 09 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

ORD-267382 BEVERLY HILLS WEEKLY 6/17,24 & 7/1, 8 2021

FILE NO. 2021 130377

FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: CORONA INSURANCE AGENCY, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 county of: LA COUNTY.

AI #ON:

Registered Owner(s): PCF INSURANCE SERVICES OF THE WEST, LLC, 6200 CANOGA AVENUE, SUITE 325 WOODLAND HILLS CA 91367 [DE]. This Business is being conducted by a/an: LIMITED LIABILITY COMPANY. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

/s/ PCF INSURANCE SERVICES OF THE WEST, LLC BY JARED FOY, VICE PRESIDENT

This statement was filed with the County Clerk of LOS ANGELES County on JUN 10 2021 expires on JUN 10 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).

ORD-317284 BEVERLY HILLS WEEKLY 6/17,24 & 7/1,8 2021

**Case Number 21STCP01745
ORDER TO SHOW CAUSE
FOR CHANGE OF NAME**

Superior Court of California, County of Los Angeles, 111 N. Hill Street, Los Angeles, CA 90012

PETITION OF BROOKE ASHLEY ROJAS for change of name

TO ALL INTERESTED PERSONS:

1. Petitioner: BROOKE ASHLEY ROJAS filed a petition with this court for a decree changing names as follows:

Present name: BROOKE ASHLEY

ROJAS
Proposed name: BROOKE ASHLEY GROVE

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

NOTICE OF HEARING

a. Date: JULY 19, 2021 Time: 11:00 A.M. Dept.: 26 Room: 316
b. The address of the court is same

as noted above.

3. a. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS WEEKLY
Date: 05-27-2021
ELAINE LU, Judge of the Superior Court
CN978399 ROJAS Jun 24, Jul 1,8,15, 2021

FILE NO. 2021 134570
FICTITIOUS BUSINESS NAME STATEMENT
TYPE OF FILING: ORIGINAL
THE FOLLOWING PERSON(S) IS (ARE) DOING BUSINESS AS: PT LAUNDRY, 10500 ARTESIA BLVD., BELLFLOWER CA 90703; MAILING ADDRESS: 9350 BOLSA AVE. #31 WESTMINSTER CA 92683 county of: LA

COUNTY.

Registered Owner(s): 1. THUONG TIEN TRAN, 9350 BOLSA AVE. #31 WESTMINSTER CA 92683; 2. PHUONG THAO THI VO, 9350 BOLSA AVE. #31 WESTMINSTER CA 92683. This Business is being conducted by a/an: MARRIED COUPLE. The date registrant commenced to transact business under the fictitious business name or names listed above on: N/A.

I declare that all the information in this statement is true and correct. (A registrant who declares true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000). /s/ THUONG TIEN TRAN, HUSBAND
This statement was filed with the County Clerk of LOS ANGELES County on JUN 16 2021 ex-

pires on JUN 16 2026.

Notice- In accordance with Subdivision (a) of Section 17920 a fictitious name statement generally expires at the end of five years from the date it was filed in the office of the county clerk. Except as provided in Subdivision (b) of Section 17920 where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of the registered owner. A new fictitious business name statement must be filed before either expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).
324119 BEVERLY HILLS WEEKLY 6/24 7/1,8, 15 2021

CLASSIFIEDS To place your ad, call 310-887-0788

100- ANNOUNCEMENTS

Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 15% off and 0% financing for those who qualify. PLUS Senior & Military Discounts. Call 1-888-654-1784 (Cal-SCAN)

HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

Orlando + Daytona Beach Florida Vacation! Enjoy 7 Days and 6 Nights with Hertz, Enterprise or Alamo Car Rental Included - Only \$298.00. 12 months to use 1-866-903-7520. (24/7) (Cal-SCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation, Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (Cal-SCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Store: 1-844-653-7402 (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

SAVE BIG on HOME INSURANCE! Compare 20 A-rated insurances companies. Get a quote within minutes. Average savings of \$444/year! Call 1-844-410-9609! (M-F 8am-8pm Central) (Cal-SCAN)

ARE YOU BEHIND \$10k OR MORE ON YOUR TAXES? Stop wage & bank levies, liens & audits, unfiled tax returns, payroll issues, & resolve tax debt FAST. Call 1-855-970-2032 (CalSCAN)

Water Damage to Your Home? Call for a quote for professional cleanup & maintain the value of your home! Set an appt. today! Call 1-855-401-7069 (Cal-SCAN)

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

Become a Published Author. We want to Read Your Book! Dorrance Publishing-Trusted by Authors Since 1920 Book manuscript submissions currently being reviewed. Comprehensive Services: Consultation,

Production, Promotion and Distribution. Call for Your Free Author's Guide 1-877-538-9554 or visit <http://dorranceinfo.com/Cali> (Cal-SCAN)

DONATE YOUR CAR OR TRUCK TO HERITAGE FOR THE BLIND. Free 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care Of. CALL 1-844-491-2884 (Cal-SCAN)

DIRECTV - Switch and Save! \$39.99/month. Select AllIncluded Package. 155 Channels. 1000s of Shows/Movies On Demand. FREE Genie HD DVR Upgrade. Premium movie channels, FREE for 3 mos! Call 1-888-641-5762. (Cal-SCAN)

Need some cash! Sell us your unwanted gold, jewelry, watches & diamonds. Call GOLD GEEK 1-844-905-1684 or visit www.GetGoldGeek.com/california BBB A Plus Rated. Request your 100 Percent FREE, no risk, no strings attached appraisal kit. Call today! (Cal-SCAN)

ENJOY 100% guaranteed, delivered-to-the-door Omaha Steaks! Get 4 FREE Burgers. Order The Griller's Bundle - ONLY \$79.99. 1-877-882-4248 Use Code 63281PAM or www.OmahaSteaks.com/family06 (Cal-SCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

115-CEMETERY

Hollywood Hills Mt. Sinai Cemetery. Located in Maimonides section. Rare find in sold out section. Endowment and transfer fees included. \$18,000 obo. (818) 515-8345

Hollywood Forever Cemetery 2 plots in mausoleum. Garden of Israel-Tier B True Companion. Crypt B-46. Current value as of 6-1-19 \$16,500 (normally \$33,000, 50% discount)

I will pay the transfer fee of \$1,500. (Live forever with the Hollywood stars). Call 310-228-8534

Mount Sinai Hollywood Hills. 2 plots side by side located in Maimonides section Endowment and Transfer Fees included \$ 36,000. Sold out section near the entrance and a large tree. 818-585-0810

Pierce Brothers Valhalla in North Hollywood (Eye Level Side by Side) Mausoleums - 1 Single and 1 Double Deep. Spaces Only. Asking \$18,000 (949) 324-9665

Mt Sinai Hollywood - 2 plots in sold out Moses 25. Priced way below market! Call or text 805-300-1936

Pacific View Memorial Park, Corona del Mar Meadownlawn South, Plot 179-F (eligible to convert to double depth). Plot is adjacent to friend and veteran captain of John Wayne's yacht. \$16,000, (907) 903-5497 or 1bigdoggie@gmail.com.

125-PERSONALS

Single man, 77, no children, is ready to get married. Let's talk. mullisen@sbcglobal.net

140-HEALTH/MEDICAL

ATTENTION: OXYGEN USERS! The NEW Inogen One G5. 1-6 flow settings. Designed for 24 hour oxygen use. Compact and Lightweight. Get a Free Info kit today: 1-844-359-3976 (CalSCAN)

Attention: Oxygen Users! Gain freedom with a Portable Oxygen Concentrator! No more heavy tanks and refills! Guaranteed Lowest Prices! Call the Oxygen Concentrator Stor

205-ADOPTIONS

ADOPTION: You are not alone. For immediate counseling, help choosing a loving family, and financial assistance, call 24/7 (800) 658-8284 / Text (646) 988-6281. Expenses Paid. Confidential. www.adoptionsfirst.com (Cal-SCAN)

1-844-653-7402 (Cal-SCAN)

310-HOUSESITTING

Looking for HOUSESITTING Opportunities - Architect/Landscape Architect, love Pets and Gardening. Contact: spbeyer@gmail.com. 818-219-6830. References available.

400-REAL ESTATE

REAL ESTATE WANTED KC BUYS HOUSES - FAST - CASH - Any Condition. Family owned & Operated. Same day offer! (951) 777-2518 WWW.KCBUYSHOUSES.COM (Cal-SCAN)A

REAL ESTATE/LAND FOR SALE

Wooded New Mexico high country getaway. 3-7 acre parcels with underground utilities surrounded by public lands. Low down owner financing from \$24,995 total. Hitching Post Land 1-575-773-4200 (CalSCAN)

RETIRED COUPLE \$\$\$\$ for business purpose Real Estate loans. Credit unimportant. V.I.P. Trust Deed Company www.viploan.com Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

420-OUT OF STATE PROPERTY

Up to 100,000 sf available in beautiful Northern Minnesota. 25 cents per sf. Creative office space, storage, many uses. Call/text 310-800-1595.

36 ACRE SELF SUFFICIENCY HOMESTEAD - \$145 MONTH Outstanding buy on quiet - secluded off grid northern Arizona homestead at cool clear 6,000' elev. Entirely useable grassy meadowland with sweeping views of surrounding red rock ridges. Situated within a secluded valley location surrounded by thousands of acres of uninhabited wilderness. Free well water access, rich loam garden soil, and ideal year-round climate. No urban noise and dark sky nights. Zoned for livestock. Camping and RV use ok. Maintained road access. On special at \$15,900, \$1,590 dn. with no qualifying seller financing. Free brochure with similar property descriptions, photos/terrain maps/ weather

data/ nearby pioneer town info. 1st United Realty 1-800-966-6690. (Cal-SCAN)

601-ITEMS WANTED

Wanted: WWI & WWII German and Russian medals, daggers, uniforms, flags, silverware, and swords. One item or whole collection. Dominic Panzica 213-361-3935 or mainlineswitch@yahoo.com

809-INSURANCE/HEALTH

Lowest Prices on Health Insurance. We have the best rates from top companies! Call Now! 1-888-989-4807. (Cal-SCAN)

901-AUTOMOTIVE

Brake Special. 15% off brake parts Lifetime warranty on brakes, shocks & struts 8537 Wilshire Blvd. 310-652-3040

955-AUTOS WANTED

DONATE YOUR CAR, BOAT OR RV to receive a major tax deduction. Help homeless pets. Local, IRS Recognized. Top Value Guaranteed. Free Estimate and Pickup. LAPETSALIVE.ORG 1-833-772-2632 (Cal-SCAN)

DONATE YOUR CAR, TRUCK OR BOAT TO HERITAGE FOR THE BLIND. FREE 3 Day Vacation, Tax Deductible, Free Towing, All Paperwork Taken Care of. Call 1-844-491-2884 (Cal-SCAN)

WANTED! Old Porsche 356/911/912 for restoration by hobbyist 1948-1973 Only. Any condition, top \$ paid! PLEASE LEAVE MESSAGE 1-707-965-9546. Email: porschorestoration@yahoo.com (Cal-SCAN)

955-FINANCIAL SERVICES

Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-508-6305. (Cal-SCAN)

Struggling With Your Private Student Loan Payment? New relief programs can reduce your payments. Learn your options. Good credit not necessary. Call the Helpline 866-305-5862 (Mon-Fri 9am-5pm Eastern) (Cal-SCAN)

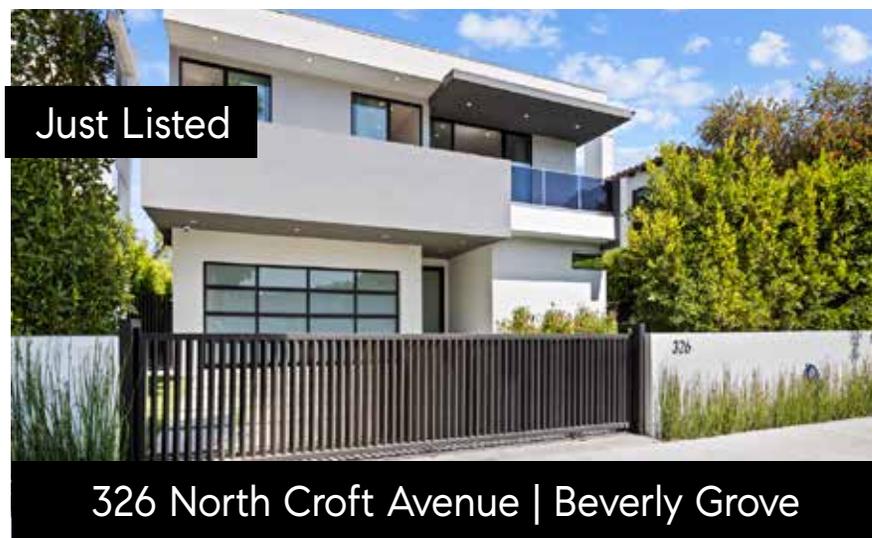
Just Listed & Just Sold BY JENNIFER OKHOVAT



310.435.7399 | jennyohomes@gmail.com | jennyohomes.com | @jennyohomes | DRE 01866951



8356 West 4th Street | West Hollywood



326 North Croft Avenue | Beverly Grove



460 North Kings Road | Beverly Grove



10388 Ilona Avenue | Century City



434 Westbourne Drive | West Hollywood



2360 Camden Avenue | West LA

COMPASS

Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. No statement is made as to accuracy of any description. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. The buyer is advised to independently verify the accuracy of that information. Based on information from the Association of REALTORS®/Multiple Listing as of 02/26/2019 and/or other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent. This is not intended as a solicitation if your property is currently listed with another broker.