

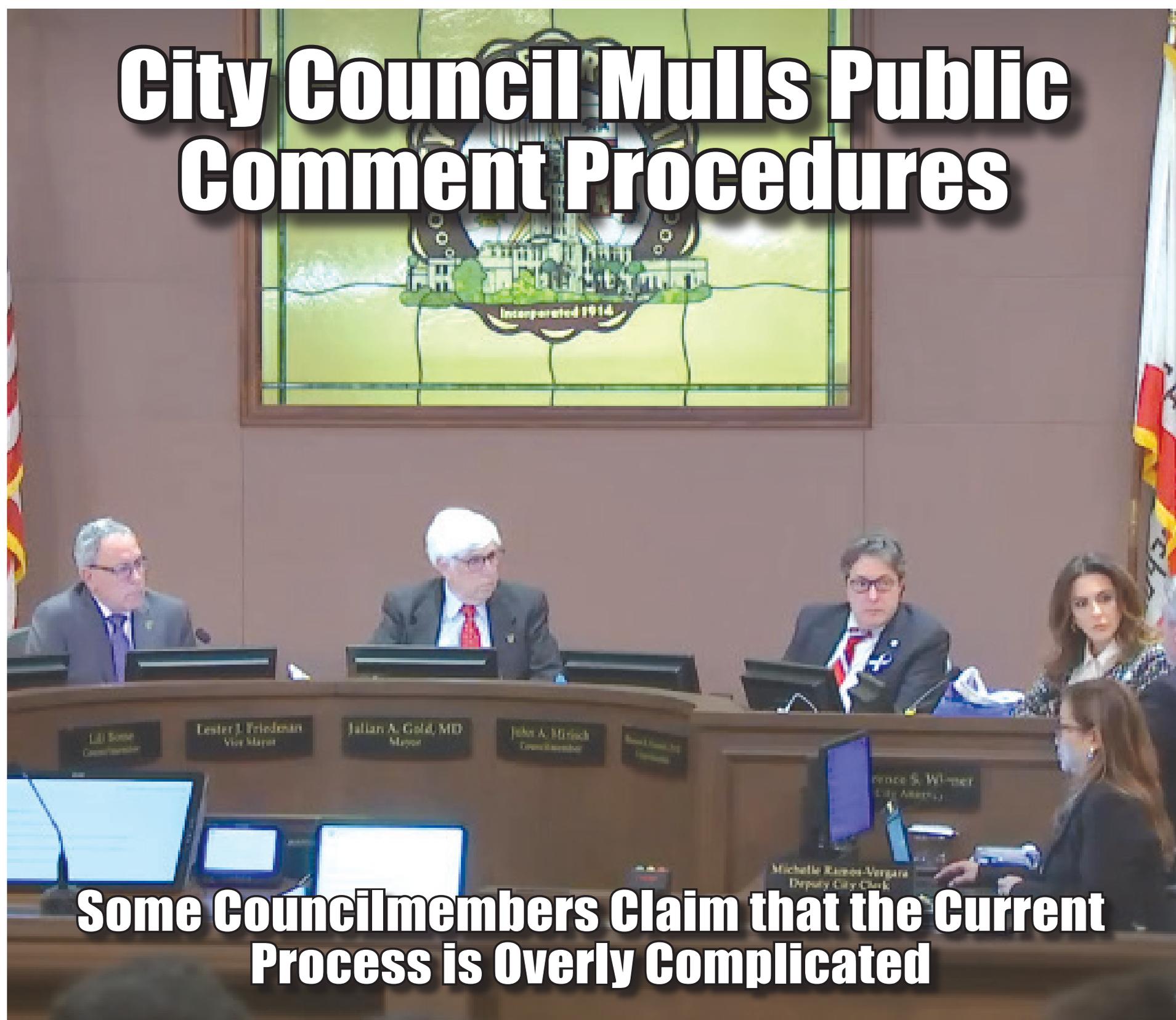
# Beverly Hills Weekly

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Issue 1272 • February 15 - February 21, 2024

## City Council Mulls Public Comment Procedures



**Some Councilmembers Claim that the Current Process is Overly Complicated**

*Alissa*  
**ROSTON**

BEVERLY HILLS CITY COUNCIL

**VOTE FOR  
EXPERIENCE**

- ✓ The MOST Professional Finance Experience
- ✓ The MOST Governance Experience
- ✓ The MOST Temple Board Experience
- ✓ The MOST Qualified

IT'S TIME FOR

**#9**

ON YOUR BALLOT

ALISSA ROSTON  
Financial Analyst

RostonforCouncil.com

Paid for by Alissa Roston for City Council 2024 #1460582



**PROVEN LEADER.  
PROVEN RESULTS.**



MARY WELLS is the ONLY currently elected official running for City Council. As a sitting BHUSD School Board Member, she represents all of the Beverly Hills community and will hit the ground running.

**VOTE MARY  
WELLS**

BEVERLY HILLS CITY COUNCIL

**WWW.MARYWELLS4BH.COM**

PAID FOR BY MARY WELLS FOR BEVERLY HILLS CITY COUNCIL 2024. FPCC #1461127.

**Vanity Fair Street Closures: Access to Local Businesses Maintained**



**Easy routes to N. Crescent Drive**

**FROM NORTH:**

- ➔ South on N. Cañon Drive, left on Dayton Way, left or right on Crescent Drive
- ➔ South on Rexford Drive, right on Clifton Way, left or right on Crescent Drive

**FROM SOUTH:**

- ➔ Westbound on Wilshire Blvd., right on Crescent Drive
- ➔ Eastbound on Wilshire Blvd., left on Dayton Way

**Parking Available**

**Self Park (1-hour free)**

- 10 – 333 N. Crescent Drive
- 12 – 9361 Dayton Way

**Pay as You Go Parking**

- 18 – 450 N. Crescent Drive

Garage entrance is accessible via S. Santa Monica Blvd. **Garage will be closed on March 10 for the event.**

**Self Park (2-hours free)**

- 1 – 345 N. Beverly Drive
- 5 – 450 N. Rexford Drive
- 6 – 438 N. Beverly Drive & – 439 N. Cañon Drive
- 7 – 241 N. Cañon Drive & – 242 N. Beverly Drive

400 block of N. Crescent Drive will be **CLOSED** between N. and S. Santa Monica Blvd. from 10 p.m. Monday, February 26, 2024 until 10 p.m. Thursday, March 14, 2024.

More info at **BEVERLYHILLS.ORG/VANITYFAIR**



# letters & email

## “BHEA Battle” [Issue #1271]

In response to your article titled “BHEA Battle” I would like to point out that the two teachers, Amy Arebalo and Judith Chan, should be commended and honored.

Chan discovered the misappropriation of funds back in Oct. 2020 and it took this long to bring this matter to justice. The fact that these concerns were dismissed and these women were mistreated by BHEA is a disgrace.

Why not admit BHEA and some of its executive board were wrong in the handling of expenses instead of saying these brave teachers have a personal vendetta? These women should be honored for their whistle blowing efforts.

CTA should not be supporting [former BHEA President] Telly Tse in his future endeavors, in fact they should be asking him to step down. Since when is it the norm for our leaders to deny their criminal behavior and get away with it? Teachers teach our children to be honest, respectful, kind, responsible, ethical and have integrity. The BHEA executive board and many of its representatives have done the exact opposite.

**Daryn Herman**  
**Tracey MacGregor**  
**BHUSD Retired Faculty**

## “City Council Candidate Forums”

I am a licensed architect who has been attending a large number of Candidate events.

At each event, the questions are consistent and center on public safety.

I as an architect am concerned with other issues as well which are more related to my professional knowledge. I call it the “Physical Plant of the City” which includes its often-excellent architecture and its distinctive landscaping which are the backdrop for our lives.

On those matters, I believe we come up short and none of the Candidates is addressing these issues or even seem to be aware of them.

One example is the sad state of the electric fountain at Wilshire and Santa Monica Boulevards at night. I have emailed each of the four top Candidates, and in their responses, none of them was aware of its current state and none of them has stated that they have viewed it.

As a child of five when my parents first brought me to Beverly Hills and beyond that, I would always hope we would get a red light at that intersection so that I could watch all of the magical color changes. Those, however, were lost during the “restoration” of the 1960s never to be seen again even after subsequent “restorations”. Why? I am not alone in asking this question.

Another example is what was original-

ly called the Perpetual Savings Building by Edward Durell Stone at the Southwest corner of Wilshire Boulevard and McCarty Drive. It originally had planting hanging from the bottom of the arches at each floor level, which has recently become the current go-to clichés with the One Beverly Hills buildings. It also had a superb fountain that has been replaced with a hole in the ground to bring light into a storage area and some arched metal masquerading as a sculpture. What was the Architecture and Architectural Heritage Commission's involvement in this? Shouldn't they be taking better care of our noteworthy buildings?

These are just two of the most obvious examples and there are many others including the bastardization of the interiors of the Post Modern Library.

We now are going to have two new Councilmembers. I hope they will be more attuned to the problem and do something about it.

**Tom Roberts**  
**Beverly Hills**

# briefs

## City Finalizing Single-Use Plastic Ban

The City Council will review a draft ordinance regarding regulations for single-use plastic, at its March 11 meeting.

The ordinance is intended as a comprehensive ordinance with efforts to reduce plastic and styrofoam use by prohibiting the sale and distribution of these materials in the City.

The goals of the ordinance is:

- Prohibit the use, sale and distribution of polystyrene foodware which includes food and beverage containers, packing materials and trays.

- Prohibit the use, sale and distribution of single-use plastic straws, stirrers, utensils, beverage bottles, and aseptic packaging.

- Require the use of reusable food wear for all dining premises.

The Public Works Commission previously discussed the provision prohibiting affected businesses to use, sell and distribute sin-

gle-use foodwear and plastic beverages that are less than one gallon in volume. Several business owners previously communicated the detrimental effects this ban could have on the business community. Subsequently, the commission formed an ad hoc committee with a combination of business owners.

The Ad-Hoc Committee met in Aug. to discuss clarifying the framework and consider using the Los Angeles County Reduction of Waste Ordinance as a model for the City.

The ordinance covers the following main goals:

- Prohibit the distribution and sale of single-use articles that are neither compostable or recyclable.

- Prohibit the sale of expanded polystyrene products.

- Provide flexibility that allows the use of certain single-use products that are not compostable or recyclable.

- Provide clear definitions for compostable and recyclable products.

- Require full-service restaurants to use reusable utensils for in-dining service.

- Require platforms to limit the distribution by having it available upon request.

- Give waivers or extensions to businesses that may experience undue hardship.

Any operation that provides food for human consumption at the retail level and operates within the City or a City facility will be impacted by this ordinance, if approved.

Category one will have 12 months to comply with the ordinance upon approval.

This includes full-service restaurants, fast food restaurants, cafes and coffee shops, supermarkets and grocery stores, snack bars and juice bars, convenience stores, pharmacies, hotels, school cafeterias, city facilities, and health facilities.

The second category will have 18 months to comply upon approval and includes mobile food facilitation.

The last category will have 24 months to comply and includes temporary food facilities, farmers markets, and catering operations.

The ordinance will only permit compostable and recyclable single-use articles, as accepted by the City's waste hauler, and prohibits the sale of all expanded polystyrene products.

*briefs cont. on page 4*

## 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



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OUR DATA SPEAKS VOLUMES



*Human Relations Commissioners Pam Kraushaar and Noelle Freeman, Vice Chair Vered Nisim, Mayor Julian Gold, Commissioner Rose Kaiserman, and Chair Laura Hornwood Margo*

## City Kickoffs Kindness Week

The Human Relations Commission took part in a Donation Drive benefiting non-profit organizations to kickoff Kindness week at the Farmers' Market on Sunday.

briefs cont. from page 3

Visit <https://beverlyhills.org/departments/publicworks/recyclingandconservation/singluseplasticandexpandedpolystyrene/> for more information.

## City Council to Discuss Water and Wastewater Rate Adjustments

The City Council is expected to discuss rate adjustments for water service and wastewater service charges, at its Feb. 20 meeting.

The proposed ordinance is expected to

adjust water rates to accurately reflect the current expenses. It will also establish a schedule of adjustments for the next five years. Additionally, the ordinance will update the water tier structure for single-family customers and revise the water shortage revenue stabilization factors. It will also incorporate provisions for automatic adjustments to reflect any adopted increases or decreases in wholesale charges for water by the Metropolitan Water District of Southern California.

The proposed ordinance will also revise wastewater rates. Additionally, the ordinance will restructure the residential cus-

tomers class to include a flow-based quantity charge. It will also introduce a third commercial strength category for properties with medium-strength wastewater, alongside existing low and high strength categories. Sewer return factors will also be calculated for each customer class.

Adjustments to the water fixed service charges and volumetric charges are set to take effect on Jan. 1, 2025, with subsequent adjustments occurring on Jan. 1 of the years 2026, 2027, and 2028.

Every five years, the city undertakes a cost of service and rate design study to support the water and wastewater systems. The

aim is to allocate revenue needs to each customer class based on the cost of the service provided to that class. In 2021, the city conducted a cost-of-service study for the Water and Wastewater Enterprises. The rate study determined that a nominal increase in water revenue is needed over the next five years to sustain a robust capital improvement program.

The proposed water rate adjustments include the following:

- Raising the bi-monthly fixed water meter and fire meter service charges;
- Adjusting the bi-monthly quantity charges;



## NOTICE OF PUBLIC HEARING

**DATE:** Thursday, February 29, 2024  
**TIME:** 11:00 AM, or as soon thereafter as the matter may be heard  
**LOCATION:** Meeting will be held in person at:  
Commission Meeting Room 280A  
Beverly Hills City Hall  
455 North Rexford Drive  
Beverly Hills, CA 90210  
Members of the public may also participate via teleconference;  
Details provided below

**PROJECT ADDRESS:** Citywide

The Planning Commission of the City of Beverly Hills, at a SPECIAL meeting on **February 29, 2024**, will hold a public hearing beginning at **11:00 AM**, or as soon thereafter as the matter may be heard to consider:

### AMENDMENTS TO THE HOUSING ELEMENT OF THE GENERAL PLAN ADOPTED FOR THE 6TH CYCLE PLANNING PERIOD FROM 2021 TO 2029; AND AN ADDENDUM TO AN ADOPTED MITIGATED NEGATIVE DECLARATION FOR THE HOUSING ELEMENT AMENDMENTS

The Project involves amendments to the City's General Plan Housing Element as adopted on February 23, 2023 for the planning period from 2021 to 2029 (6th Cycle). No physical development nor construction is currently proposed as part of the Project. The Housing Element is a planning document that contains programs and policies to guide housing development in the City. The Housing Element includes the following topics: analysis of the City's demographic characteristics and housing needs; evaluation of resources and opportunities available to address current and future housing needs; analysis of potential constraints on meeting the City's housing needs; a review of the City's accomplishments during the previous planning period; and updated policies and programs intended to address the City's housing needs for the period through 2029. Additionally, the Housing Element discusses how the City's land use and zoning regulations and programs will accommodate the City's Regional Housing Needs Assessment (RHNA), which is the number of housing units expected to be needed for the next planning period (2021-2029), and includes an inventory of suitable sites to accommodate housing at various levels of affordability. The Project area covers the entire City of Beverly Hills since the Housing Element addresses housing conditions throughout the City. The Planning Commission will also review an addendum to the Initial Study/Mitigated Negative Declaration prepared for the Project. The revised Housing Element document is available at: [www.beverlyhills.org/housingelementupdate](http://www.beverlyhills.org/housingelementupdate).

The revisions to the Housing Element have been made in response to the comments provided in letters from the state Housing and Community Development Department (HCD), and primarily consist of changes to the policies and programs in the Housing Plan, such as the addition of greater details and specific timelines, the addition of further information of local knowledge and data within the Affirmatively Furthering Fair Housing (AFFH) section of Appendix A, and revisions to the suitable sites inventory to add criteria to determine suitable sites and realistic capacity of these sites to accommodate housing units. In addition, more information and analysis has been added regarding potential sites for adaptive reuse/conversion mixed use projects and research to support this trend. Once the Planning Commission has completed their review of the revised draft Housing Element, the document will be revised to address the Commission's feedback if needed, and will then be presented to the City Council for their consideration and adoption at a future public hearing.

### ENVIRONMENTAL REVIEW

The City of Beverly Hills has previously adopted a Mitigated Negative Declaration (MND) for the updates to the Housing Element of the General Plan (Project). The City of Beverly Hills was the lead agency, pursuant to the California Environmental Quality Act (CEQA) and was responsible for the preparation of the MND and related initial study. The previously adopted MND document is available at [www.beverlyhills.org/environmental](http://www.beverlyhills.org/environmental). If a digital copy cannot be obtained by an interested party, please contact the staff listed in this notice and alternate arrangements will be made.

The previously adopted MND indicated that the Project would not result in significant impacts to Agricultural and Forestry Resources, and Mineral Resources, and less than significant impacts, with certain mitigations, related to Aesthetics, Air Quality,

Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, Public Services, Recreation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. An addendum to the previously adopted MND for the revisions to the adopted Housing Element document has been prepared, pursuant to California Code of Regulations, Title 14, §15164. A copy of the addendum will be available as part of the agenda materials and Planning Commission packet for this meeting date, on [www.beverlyhills.org/planningcommission](http://www.beverlyhills.org/planningcommission), at least 72 hours before the meeting. The Project description and location are described above, and the adoption of amendments are limited to technical revisions and the addition of information. The primary changes to the adopted Housing Element that will be evaluated in the addendum include: changes to the policies and programs in the Housing Plan, such as the addition of greater details and specific timelines, the addition of a more extensive section on Affirmatively Furthering Fair Housing (AFFH), and changes to the sites inventory to add further detail regarding the selection of included sites and to add or remove possible sites to accommodate housing. Since these changes consist of technical changes and the addition of information that will not result in significant impacts to the areas of study in the adopted MND, and none of the conditions in California Code of Regulations, Title 14, §15162 have occurred, the Planning Commission will consider the adoption of the addendum to the previously adopted MND.

### How to Participate

In the interest of maintaining appropriate social distancing, members of the public can participate in, watch, or listen to the commission meetings through the following methods:

- **In Person:** Submit a speaker card to the Recording Secretary at the meeting.
- **Oral Comment:** Call (310) 288-2288, select Option 1 when prompted. You will be placed on a brief hold, and called upon to make a comment at the appropriate time.
- **Video Comment:** <https://beverlyhills-org.zoom.us/my/bevpublic>, enter passcode: 90210 when prompted.
- **Written Comment:** Email [commentPC@beverlyhills.org](mailto:commentPC@beverlyhills.org)
- **Audio Only:** Call (310) 288-2288, select Option 2 when prompted.
- **Watch LIVE:** BHTV Channel 10 on Spectrum Cable or [www.beverlyhills.org/watchlive](http://www.beverlyhills.org/watchlive)

It is recommended that written public comments be submitted to the Planning Commission Recording Secretary by 11:30 AM on the meeting date. Public comments will also be taken during the meeting when the topic is being reviewed by the Planning Commission. Written comments should identify the Agenda Item number or topic in the subject line of the email.

In order to be read at the meeting, written comments will be allowed with a maximum of 350 words, which corresponds to approximately three (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.

Any written comments received by end of the day on Wednesday, February 21, 2024 will be attached to the agenda report regarding this item. Any comments received after Wednesday, February 21, 2024, but prior the public hearing, will be distributed to the Commission under separate cover.

According to Government Code Section 65009, if you challenge the City'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. Please note that any comments received prior to or during the public hearing will be considered as part of the public record.

If there are any questions regarding this notice, please contact **Chloe Chen, Senior Planner** in the Planning Division at (310) 285-1194, or by email at [cchen@beverlyhills.org](mailto:cchen@beverlyhills.org). Copies of the project materials 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:

Chloe Chen, Senior Planner

Pursuant to the Americans with Disabilities Act (ADA), the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance, please contact (310) 285-1126 (voice) or (310) 285-6881 (TTY) prior to the meeting for assistance. Providing at least forty-eight (48) hours advance notice will help to ensure availability of services. City Hall, including the Council Chamber and Room 280A, is wheelchair accessible. The City Hall Council Chamber and Room 280A are also equipped with audio equipment for the hearing impaired.

- Changing the tier sizes for residential customers in single-family buildings to align the level of service with the cost of providing that service within each tier.

- Updating the water shortage revenue stabilization factors;

- Maintaining the Water Reliability 30-year rate schedule previously approved by City Council. The Water Reliability Charge for Inside and Outside City customers will increase by \$0.01 per Hundred Cubic Feet each year during the five-year planning period; and

- Retaining the capacity to apply pass-through charges in case wholesale water purchases surpass the budgeted amounts over a five-year period.

The proposed wastewater rate adjustments include the following:

- Decreasing the bi-monthly wastewater service charge for residential customers and increasing the charge for commercial customers;

- Changing the wastewater rate structure to add a quantity charge for the wastewater residential customer class; and

- Changing the commercial wastewater customer classes to include a third class.

Visit <https://www.beverlyhills.org/departments/publicworks/waterrateadjustments/#:~:text=On%20February%2020%2C%202024%2C%20the%20effect%20on%20July%201%2C%202024> for more information.

## City Updates Housing Element

Beverly Hills' Housing element has been updated as a result of the state rejecting it several times. The Planning Commission is expected to discuss the document at a special Feb. 29 meeting.

Every city is mandated to have a Housing Element as part of its General Plan. This is intended to serve as a strategic plan that is designed to address the housing requirements of all community members. Cities must update their Housing Element every eight years, with this revision covering the period from 2021 to 2029.

In a letter dated Dec. 15 from the California Department of Housing and Community Development (HCD), it is stated that the City is required to implement further modifications to its Housing Element. This includes updates to the inventory of potential housing development sites, along with the need for clarification on how Beverly Hills intends to adhere to fair housing laws and alleviate constraints on development.

Beverly Hills has previously submitted an updated plan, but Californians for Homeownership, a nonprofit housing group, brought a suit against the city as a way to force the issue into the courts. Following a Sept. 12 hearing, a judge granted the organization's petition for writ of mandate, finding that Beverly Hills had not complied with its legal duty to plan for housing under the regional housing needs allocation (RHNA) and housing element system.

A final judgment issued on Dec. 21, prohibits the City from issuing any building permit until it adopts a compliant housing element, unless it will add residential units.

Changes in the document primarily focus on refining policies and programs within the Housing Plan, including adding more



*COO of AMAN Ben Trodd, CEO and Co-founder of Eldridge Industries Todd Boehly, Founder and Chairman of Alagem Capital Jonathan Goldstein, CEO and Co-founder of Cain International Beny Alagem, Mayor Julian Gold, Managing Director at Cain International Larry Green, and Area Vice President Luxury Brands Americas of Hilton Laura Schofield*

## Construction Begins for One Beverly Hills

Construction for One Beverly Hills broke ground on Feb. 8 with a ceremony.



*Officer Arda Guvlekjian, Officer Farid Zahiri, Officer Thang Huynh, Officer Tyler Diamond, Officer Christian Bond, Officer Michael Guzman, Officer Karly Loberg, Captain Elisabeth Albanese, Captain Max Subin, Officer Erica Maitland, Officer Joseph Vela, Beverly Hills Active Adult Club President Les Bronte, Mayor Julian Gold, and Councilmember John Mirisch*

## BHAAC & BHPOA Hold Senior Valentine's Dance

The Active Adult Club and the Beverly Hills Police Association hosted the annual Valentine's Dance for seniors on Monday at Roxbury Park Community Center. Over 250 seniors attended the celebration.

specific details and timelines. Additionally, the Affirmatively Furthering Fair Housing section now includes more local data and information. The suitable sites inventory has also been adjusted to include criteria for determining appropriate sites and their capacity for accommodating housing units. Overall, these revisions aim to improve the plan's compliance with state standards and its ability to address housing needs.

The updated Housing Element also includes additional details on potential sites suitable for mixed-use projects, along with supporting research to explore this trend further. After the Planning Commission finishes reviewing the revised draft, any feedback they provide will be incorporated into the document.

The revised version will be presented to the City Council at a future meeting.

## City Council Approves Contract for Rodeo Drive Bollards

The City Council awarded a contract to Consultant, Inc. for Rodeo Drive bollards, at last Tuesday's meeting.

The Rodeo Drive Committee previously discussed a request from Rodeo Drive property owners regarding the existing sidewalk security barriers, which are dark green concrete K-Rails, on Rodeo Drive to be replaced with a different sidewalk security barrier design.



*Allison Adams, Ariel Ouziel, Stephen Hale, and Pamela R. Clay*

## Next Beverly Hills Committee Holds Clothing Drive

The Next Beverly Hills Committee hosted a Clothing Drive on Sunday at the Fire Station to collect gently used clothing, as well as unusable fabrics to be recycled - keeping them out of landfills. The clothing was donated to Living Advantage, a nonprofit providing services to at-risk youth, targeting foster youth.

In the summer of 2017, temporary seating was installed for Rodeo Drive which included 48 bistro tables and 192 chairs placed at 24 locations with 24 protective sidewalk security barriers and 96 planter boxes.

This temporary seating was originally scheduled to be removed on Sept. 1, 2017. At the Aug. 22, 2017 meeting, the City Council approved the continuation of the temporary seating through Dec. 31, 2017. On Dec. 19, 2017, the City Council approved the contin-

uation of the Bistro seating amenities and granted authority to the City Manager to amend and enter into contracts necessary to continue the Bistro Seating amenities.

By late 2019, the Bistro Seating was removed at the request of the Rodeo Drive business and property owners; however the sidewalk security barriers still remain today. The barriers have been a recurring discussion for both property and business owners

*btiefs cont. on page 6*

on Rodeo Drive.

The Rodeo Drive Committee proposed replacing the K-rails with spherical bollards, and was approved by the City Council on May 2.

Staff evaluated existing conditions on Rodeo Drive, Brighton Way and Dayton Way and determined that the project would require two phases.

The first phase includes spherical bollards along the streets. The second phase will install cylindrical bollards at each curb ramp and driveway.

In the first phase, 300 sphere barriers are required to cover the requested streets to allow pedestrian access and prevent cars from passing between the barriers, according to a city staff report. Along with the bollards, the Public Works Department will be acquiring a larger forklift to quickly move the bollards, as well as the green K-rails, for special events or emergencies when necessary.

The second phase will be brought to the



Example of Design

City Council at a future date.

The amount of the contract is \$808,888.

### Beverly Hills View Interviews the City Council Candidate Videos

Beverly Hills View interviewed all ten City Council candidates. Visit <https://vimeo.com/channels/bhview> to watch.

### Beverly Hills Executive Charged with Conspiring to Tout Securities in Exchange for Money

Federal criminal charges were filed on Feb. 5 against an analyst for a newsletter promoting unregistered securities and over-the-counter stocks, his money-laundering associate, and the CEO of a Beverly Hills company, all of whom participated in a bribery scheme in which leaders of various companies paid more than \$4.2 million in undisclosed compensation to have their stocks touted by the newsletter, according to the Department of Justice.

The following defendants have been



Norma Zager, Jan and Alan Block, Alissa Roston, Joanie Wellisch, Lillian and Stuart Raffel, Sandy Pressman and Dr. David Wellisch

### Roston Holds Campaign Event

City Council candidate Alissa Roston held a campaign event on Feb. 7 at the residence of Joanie and Dr. David Wellisch. "I'm touched by the tremendous support I've received from our residents, community leaders, and longtime friends. I look forward to serving all of our community by bringing my over 40 years of experience to the City Council," Roston said.

charged:

- Jonathan William Mikula, 38, of Woodstock, Georgia; who worked as a stock analyst and writer for an investment newsletter;
- Christian Fernandez, 33, a.k.a. "Christian Crockwell," of Smyrna, Georgia, who was a business associate and friend of Mikula's; and
- Amit Raj Beri, 47, of Hobe Sound, Florida, who was the CEO of a Beverly

Hills-based business.

All three defendants have been charged with one count of conspiracy to tout securities for undisclosed compensation. Mikula also has been charged with one count of touting securities for undisclosed compensation.

According to an information filed Jan. 30 in United States District Court, Mikula worked as an analyst for "Palm Beach Venture," an investment newsletter with subscribers nationwide. This newsletter published promotional pieces for offerings of securities, including unregistered securities marketed pursuant to the U.S. Securities and Exchange Commission's Regulation A, as well as microcap stocks traded "over the counter." There, securities are lower-priced, illiquid securities traded not on liquid public exchanges but instead through securities dealers known as "market makers."

From Dec. 2019 to Aug. 2022, in exchange for Mikula touting certain securities issuances through "Palm Beach Venture," Beri and others provided Mikula and Fernandez with both cash payments as well as undisclosed, indirect compensation, including lavish meals, beverages, and other illicit entertainment.

Fernandez opened and operated foreign and shell companies and bank accounts – some



Jerry Dobkin, Marlene Dobkin, Deborah Blum and Sharon Persovski

### Persovski Holds Campaign Brunch

City Council candidate Sharon Persovski held a campaign brunch on Sunday. "We gathered for a great brunch with the purpose to meet and hear people's concerns, questions and talk about different city issues. I was very pleased with the attendance of commissioners, residents and friends that came for the event," Persovski said.

based in Mexico – whose purpose was to conceal the nature of the bribes and kickbacks. In exchange, Fernandez took a hefty cut of the funds.

The conspiracy allowed some of its participants to raise tens of millions of dollars in investor funds through securities offerings promoted by "Palm Beach Venture" without required disclosures that such promotions had been obtained via direct and indirect payments to Mikula.

In total, Mikula, Fernandez, Beri and others received more than \$4.2 million in undisclosed and misrepresented payments as well as hundreds of thousands of dollars of compensation in the form of undisclosed entertainment and illicit services.

Another co-conspirator, Avtar Singh Dhillon, 62, of Long Beach, a one-time board member of and an indirect sharehold-



### Wells Holds Campaign Event

City Council candidate Mary Wells held a neighborhood brunch on Saturday. "Saturday afternoon brunch with neighbors, families and friends on Le Doux was a terrific opportunity to share my vision for Beverly Hills. Public safety and protecting our neighborhoods is my priority and I am proud to have earned the support of our community," Wells said.

er in EHP, pleaded guilty in Dec. 2022, and admitted his role in the conspiracy.

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# coverstory

## CITY COUNCIL MULLS PUBLIC COMMENT PROCEDURES

### Some Councilmembers Claim that the Current Process is Overly Complicated

By Danielle Berjikian

The City Council discussed the procedures for conducting public hearings at last Tuesday's study session after Mayor Julian Gold and Vice Mayor Les Friedman requested a discussion on the procedures. Specifically, the discussion focused on the order of public comments and presentations, as well as whether opportunities should be provided for rebuttals during public comments.

In 2018 and 2019 the City Council made changes to the procedures for

conducting public hearings. The result of these changes is that the present-day practice for public hearings is to allow members of the public to testify at public hearings after the staff presentation, and before the applicant's presentation, to allow those who wish to go home an opportunity to testify and then leave.

An opportunity is also provided for public rebuttal in response to rebuttal comments made by an applicant. The public rebuttal process is allowed to con-

tinue indefinitely until the applicant has no further testimony.

These procedures were adopted by the City Council, with direction to implement the same procedures for commissions.

Based on comments provided by Gold and Friedman, the current procedures are unnecessarily complicated, extend the already-long process for public hearings, and can be confusing to follow.

Prior to the changes made in 2018 and 2019, there was no opportunity for early public comment, nor was there an ability to rebut an applicant's rebuttal.

"Because of a one-off situation, we have gone to this program that is extremely complicated, time consuming, and really does not yield much by way of further information in terms of the rebuttal process," Friedman said.

Friedman also said that the problem with public comment is that some individuals comment based on rumors and that giving a chance to hear the presentation first would prevent this from happening.

Gold also agreed with Friedman's sentiment.

"It is beyond clunky. Even the coun-

cil does not know where we are and it all gets delayed. I think we tried it and it was a valiant attempt that started for the right reasons, but I think in actual fact, it has not furthered the public process and has further complicated it," Gold said.

Councilmember Sharona Nazarian suggested that there should be two opportunities for the public to speak, with the first after the staff and applicant presentations, and the second chance being after council questions.

Friedman and Gold said that these suggestions satisfy their concerns.

Councilmember John Mirisch said that although the current process works, some minor tweaks may need to be made and that the public should be given the last chance to speak, rather than the applicant.

Based on the suggestions made by the Council, public comments may also be made after the applicant rebuttal.

Several public comments were made in opposition to changes and indicated that the current rebuttal process provides context for the public to further fact check.

The City Council will continue this discussion at a future meeting.

### Rodeo Drive Unveils "Follow Your Heart" Public Art Installation by Mr Brainwash

The Rodeo Drive Committee unveiled on Feb. 9 a new, heart-filled, outdoor public art installation *Follow Your Heart* by Mr Brainwash, the moniker for Thierry Guetta, the French-born, street artist, whose Beverly Hills contemporary art museum opened in Dec. 2022.

"Mr. Brainwash's art has become a conversation piece for residents and visitors alike," said Mayor Julian Gold. "His unique brand is the perfect complement to the iconic character of Rodeo Drive and the City is proud to host this latest installation."

Public art displays on Rodeo Drive have been featured during many previous summer activities, including photo backdrops.

In 2019 as part of BOLD Summer, Mr. Brainwash art was temporarily displayed before being installed long term on the 200 block of the street, and throughout the city. Last summer, the City Council approved the "IMAGIRO" collaboration with Mr. Brainwash, with the large-scale origami artwork.

"Each installation, represented by a different unique heart, shows our bond. Regardless of identity or location, the message is clear - a heart is a heart. The heart is love and you have to follow your heart. It's the

good in all of us. One heart, one love," said Mr Brainwash.

The heart balloons sculptures are large-scale works of fiberglass, stainless steel, and automotive paint, welded to a heavy white base. The hearts are a mix of large and smaller sizes, and are up to nine feet tall, and four feet wide and deep.

"Follow Your Heart really spreads the Rodeo Drive love," said Rodeo Drive President Kay Monica Rose. "The brightly-colored heart sculptures on our three magical blocks say ILY in a fresh way and send a strong and unifying message that life and love go hand in hand."

### Cedars-Sinai President and CEO Priselac to Retire

Cedars-Sinai President and CEO Thomas M. Priselac has announced his plans to retire.

Priselac will continue to lead Cedars-Sinai until the board of directors has completed the search for his successor and that person joins Cedars-Sinai.

"Tom led Cedars-Sinai through an era of incredible changes in healthcare, adapting with innovation while always staying true to our mission," said Cedars-Sinai Health System Board Chair Larry Platt. "He has that rare ability to continually look ahead while staying true to our longstanding institutional values."

Under Priselac's leadership, Cedars-Sinai Health System expanded the reach of its care across the Los Angeles region through the acquisition of Cedars-Sinai Marina del Rey Hospital, affiliations with Torrance Memorial Health and Huntington Health in Pasa-



Installation view of Mr Brainwash *Follow Your Heart* on Rodeo Drive



Photo: Peter Christiansen Valli

Former Saks Associate Joyce Neibart, HBC Executive Chairman and CEO Richard Baker, Mayor Julian Gold, Beverly Hills Saks Fifth Avenue Vice President and General Manager Bo Kim, and Saks Chief Merchandising Officer Tracy Margolies

### Saks Fifth Avenue Unveils West Coast Flagship in Beverly Hills

The new Saks Fifth Avenue store in Beverly Hills opened with a ribbon ceremony on Feb. 8. The six-level shopping destination offers an assortment of women's designer ready-to-wear, shoes, handbags, jewelry, beauty and accessories, including more than 25 brands that are new to Saks Fifth Avenue Beverly Hills.

"Saks Fifth Avenue is resetting the gold standard of luxury shopping in Beverly Hills with the opening of our new women's store on Wilshire Boulevard," said Larry Bruce, President, Saks Fifth Avenue stores. "With this new location, we are transforming our West Coast flagship into a lifestyle-centric shopping destination with the highest possible focus on personalized service and first-class experiences. Saks Fifth Avenue is proud of the strong relationship we have built with the vibrant Beverly Hills community over the past 80 years, and we are excited to cement our position as the premier destination for luxury fashion in Beverly Hills with this elevated luxury shopping experience."



Thomas Priselac

dena, and joint ventures with Providence Cedars-Sinai Tarzana Medical Center and California Rehabilitation Institute. "It has been the singular honor of my professional life to work along-

side the dedicated staff at this amazing institution," Priselac said. "Every day, their dedication, expertise, commitment to quality, compassion for our patients and respect for each other have been a powerful inspiration to me, leaving an indelible mark on me professionally and personally, and reinforcing the importance of Cedars-Sinai's mission."

Priselac holds the Warschaw/Law Endowed Chair in Healthcare Leadership at Cedars-Sinai and is also an adjunct profes-

briefs cont. on page 8

briefs cont. from page 7

sor at the UCLA Fielding School of Public Health.

### Public Library to Host Author Talk with Kim Scott

The public library will be hosting a virtual author talk with Kim Scott on Wednesday, February 28th at 11:00 AM.

“Why is feedback so difficult, and how can we make it easier? The idea is simple: You don’t have to choose between being a pushover and a jerk. Kim Scott, New York Times bestselling author of Radical Candor: Be a Kick-Ass Boss Without Losing Your Humanity, will explain the Radical Candor



Kim Scott

of Radical Candor. She’ll also discuss ensuring that bias, prejudice, and bullying

feedback framework and how you can practice it today. She’ll offer practical, tactical tips for how to solicit criticism, give praise and criticism, gauge how what you’re saying is landing, and build a culture

don’t masquerade as feedback,” according to the library description.

Visit <https://library.org/beverlyhillspub-library/39452> to register.

### Pianist Marc-André Hamelin to Perform at The Wallis

Pianist Marc-André Hamelin will perform the final program on Los Angeles Chamber Orchestra’s Chamber Series, curated by Concertmaster and Director of Chamber Music Margaret Batjer, on Saturday, March 2, 7:30 pm, at the Wallis, and Sunday, March 3, 7:30 pm, at Zipper Hall in downtown Los Angeles. Hamelin performs Boulanger’s post-impressionist Three Pieces for Cello and Piano, and Franck’s Piano Quintet in F



Marc-André Hamelin

to purchase tickets.

--Briefs compiled by Danielle Berjikian

minor. The all-French program also includes Leclair’s innovative Sonata for Two Violins in E minor, Op. 3, No. 5, and Debussy’s Sonata for Flute, Viola and Harp.

Visit <https://www.laco.org/>

# sports & scores



## BHHS Girls’ Soccer Team Routs Centennial To Share League Title

By Steven Herbert

Senior defender-midfielder Sam Zide scored five goals as Beverly High concluded the regular season with a 9-0 victory over Centennial Jan. 31 at Nickoll Field to assure itself of a share of the Ocean League girls’ soccer championship.

Junior defender-striker Miki Anavim, senior defender Kiana Hayles, senior striker Gabby Judaken and senior midfielder-striker Gabby Mussry also scored while junior midfielder Alexzandra Suder had an assist.

The five goals increased Zide’s total for the season to 10, including three against Centennial in a 14-0 victory Jan. 17.

Sophomore Emily Wolken and senior El-lai Wolf each made one save for the Normans’ 12th shutout, including seven in their eight league games.

Beverly Hills (12-6-3, 7-1 in league play) shared the championship with Leuzinger (9-7-3, 7-1).

The two split their two games, with both teams winning at home. The Normans won 6-0, Jan. 12 at Nickoll Field, while the

Olympians won at home, 1-0, Jan. 29 on a second-half goal by senior Karla Torres.

Beverly Hills outscored its league opponents, 80-1, while Leuzinger outscored them 74-6.

The Normans had won three consecutive Ocean League championships entering the season and four of the previous five.

### Girls’ Basketball

#### Beverly Hills 40, Milken 26

Mandy Kohanim scored 26 of her 29 points over the first three quarters to lead the Normans to the victory in a Southern Section Division 4AA first-round playoff game at the Swim-Gym last Thursday night.

Senior guard Kayla Zahabian added six, sophomore guard Megan Amirianfar three on a third-quarter 3-point basket and senior guard Kayla Zahabian two for Beverly Hills (19-10).

The Normans led 10-4 at the end of the first quarter, 18-14 at halftime and 32-18 entering the fourth quarter.

Senior guard Chloe Javidzad scored 10 to lead the Wildcats (15-11), including two 3-point baskets in the fourth quarter.

“When we defend, we play well,” said Beverly Hills coach Andre Simmons, whose team defeated Milken 52-32 Jan. 20 and is 11-1 when holding opponents to 32 points or less, an average of one per minute.

“That’s been the case all season and was the case against Milken. We made it difficult for them to get into scoring positions and that’s what helped us win.

“Milken is a young, very skilled team and will be great in the future.”

### Boys’ Soccer

#### Beverly Hills 2, Leuzinger 2

Senior midfielder-striker Jonah Sasson and senior striker-midfielder Daniel Spindler both had a goal and an assist for the Normans in an Ocean League game at Leuzinger Jan. 29.

Beverly Hills senior goalkeeper Jaxon Tonley made nine saves.

The Normans led 2-1 at halftime.

#### Beverly Hills 3, Centennial 0

Spindler scored three first-half goals as the Normans concluded regular-season play with a victory in an Ocean League game at Nickoll Field Jan. 31.

Tonley made two saves for his 10th shutout of the season, including five in league play.

Junior striker-halfback Jonathan Ferd and senior midfielder Alex Halimi both had an assist for Beverly Hills (14-7-2, 8-1-1).

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

FICTITIOUS BUSINESS NAME STATEMENT: 2023270294 The following person(s) is/are doing business as: AIS TIRES, 2430 TYLER AVE, EL MONTE, CA. 91733 LOS ANGELES, JAIME ALCALA CISNEROS, 2430 TYLER AVE EL MONTE CA 91733. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed JAIME ALCALA CISNEROS, OWNER. 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: 12/18/2023. NOTICE - This fictitious name statement expires five years from the date it was 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: 1/18/2024, 1/25/2024, 2/1/2024, 2/8/2024 NIN 49509 Maria Guadalupe Razo 905 S Ardmore #302 Los Angeles, CA 90006 Case Number: 24STCP00173 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 N Hill St Los Angeles, CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Maria Guadalupe Razo TO ALL INTERESTED PERSONS Petitioner: Maria Guadalupe Razo Present names: Maria Guadalupe Razo Proposed names: Catalina Espinoza 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 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 Date: 3/1/24 Time: 10a Dept: 82 Rm: 833 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/Beverlywood Weekly. Date: 1/18/24. Signed: Curtis A. Kin, Judge of the Superior Court Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 18 FICTITIOUS BUSINESS NAME STATEMENT: 2023274776 The following person(s) is/are doing business as: LUXURY FERTILITY; LUXURY SURROGACY; IMAART FERTILITY. 468 N. Camden Dr #200 PMB 288A, Beverly Hills, CA 90210. IMAART LLC. 468 N. Camden Dr #200 PMB 288A, Beverly Hills, CA 90210. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/2022. Signed: Michelle Tang, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/26/23. 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) 1/25/24, 2/1/24, 2/8/24, 2/15/24 19 FICTITIOUS BUSINESS NAME STATEMENT: 2024013723 The following person(s) is/are doing business as: SLK SKINCARE. 436 N Roxbury Dr #101A, Beverly Hills, CA 90210. GABRIELA MC'CREE. 436 N Roxbury Dr #101A, Beverly Hills, CA 90210. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/1996. Signed: Gabrielle Mc'Cree, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/22/24. 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) 1/25/24, 2/1/24, 2/8/24, 2/15/24 20 FICTITIOUS BUSINESS NAME STATEMENT: 2024011187 The following person(s) is/are doing business as: CENTURY CITY COUNSELING. 10780 Santa Monica Bl #290. Los Angeles, CA 90025. FILIPPO MARIA FOMI. 3669 Motor Ave #21. Los Angeles, CA 90034. 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: Filippo Maria Fomi, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/19/24. 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) 1/25/24, 2/1/24, 2/8/24, 2/15/24 21 Brittany Eileen Nabors 14000 Tahiti Way #308 Marina Del Rey, CA 90292 Case Number: 24MCP00014 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St

Santa Monica, CA 90401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Brittany Eileen Nabors TO ALL INTERESTED PERSONS Petitioner: Brittany Eileen Nabors Present names: Brittany Eileen Nabors Proposed names: Brittany Eileen Nabors-Welland 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 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 Date: 5/10/24 Time: 830a Dept: K Rm: 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/Beverlywood Weekly. Date: 1/11/24. Signed: Lawrence H. Cho, Judge of the Superior Court Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 22 Angeles Perez 1624 E 87th St Los Angeles, CA 90002 Case Number: 24MCP00221 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 200 W Compton Bl Compton, CA 90220 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Angeles Perez TO ALL INTERESTED PERSONS Petitioner: Angeles Perez Present names: Angeles Perez Proposed names: Angeles Perez Lopez 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 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 Date: 2/27/24 Time: 830a Dept: B Rm: 906 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/Beverlywood Weekly. Date: 12/19/23. Signed: Fumiko H. Wasserman, Judge of the Superior Court Published: 1/25/24, 2/1/24, 2/8/24, 2/15/24 23 FICTITIOUS BUSINESS NAME STATEMENT: 2024009122. The following person(s) is/are doing business as: RSGG; RSG. 9701 WILSHIRE BLVD 10TH FLOOR BEVERLY HILLS CA

90212. RED STATE GOLD GROUP LLC. 9701 WILSHIRE BLVD 10TH FLOOR BEVERLY HILLS CA 90212. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: DONOVAN STRYDOM, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,513 FICTITIOUS BUSINESS NAME STATEMENT: 2024013713. The following person(s) is/are doing business as: SIN DESTINO EMBROIDERY. 1735 S SANTA FE AVE LOS ANGELES CA 90021. CARMELO HERNANDEZ. 1735 S SANTA FE AVE LOS ANGELES CA 90021. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/1/2023. Signed: CARMELO HERNANDEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,514 FICTITIOUS BUSINESS NAME STATEMENT: 2024011967. The following person(s) is/are doing business as: ANTHEM MUSIC LESSONS. 21031 DEVONSHIRE ST CHATSWORTH CA 91311. PHILLIP A ERNST. 21031 DEVONSHIRE ST CHATSWORTH CA 91311. JARED G CANCHOLA. 21031 DEVONSHIRE ST CHATSWORTH CA 91311. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2010. Signed: JARED G CANCHOLA, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,516 FICTITIOUS BUSINESS NAME STATEMENT: 2024004644. The following person(s) is/are doing business as: MAZEINC. 19603 BENSON DRIVE LOS ANGELES CA 91350. MULTIMAVEN MANAGEMENT LLC. 19603 BENSON DRIVE LOS ANGELES CA 91350. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business

under the fictitious business name or names listed here on: 12/2023. Signed: ZAYDEE A PLUNGO FICITIOUS BUSINESS NAME STATEMENT: 2024013151. The following person(s) is/are doing business as: MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/08/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,517

FICTITIOUS BUSINESS NAME STATEMENT: 2023278043. The following person(s) is/are doing business as: GOTTA HAVE IT. 1516 PACIFIC AVE VENICE CA 90291. 4322 GLENCOVE AVE UNIT 9 MARINA DEL REY CA 90292. LEOS AND ARIES LLC. 1516 PACIFIC AVE VENICE CA 90291. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 09/2012. Signed: YANIQUE VENEZIA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/29/2023. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,519

FICTITIOUS BUSINESS NAME STATEMENT: 2024013149. The following person(s) is/are doing business as: J & C TOYS. 7355 LANKERSHIM BOULEVARD NORTH HOLLYWOOD CA 91605. IVER A CANO. 7355 LANKERSHIM BOULEVARD NORTH HOLLYWOOD CA 91605. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2018. Signed: IVER A CANO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,519

FICTITIOUS BUSINESS NAME STATEMENT: 2024012984. The following person(s) is/are doing business as: DOG TRAINING ELITE WEST LA. 3907 BEETHOVEN STREET LOS ANGELES CA 90066. YOURS PETS LLC. 3907 BEETHOVEN STREET LOS ANGELES CA 90066. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: EFECAN ATILGAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,520

FICTITIOUS BUSINESS NAME STATEMENT: 2024012925. The following person(s) is/are doing business as: PETITI BOBCAT SERVICE. PETITI BOBCAT. 1723 262ND STREET HARBOR CITY CA 90710. LEONARD SCOTT PETITI. 1723 262ND STREET HARBOR CITY CA 90710. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/1986. Signed: LEONARD SCOTT PETITI, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,522

FICTITIOUS BUSINESS NAME STATEMENT: 2024006005. The following person(s) is/are doing business as: KOBE DISTRO. 913 W 19TH ST LONG BEACH CA 90806. MERLIN KIM. 913 W 19TH ST LONG BEACH CA 90806. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: MERLIN KIM, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/02/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,524

FICTITIOUS BUSINESS NAME STATEMENT: 2024011819. The following person(s) is/are doing business as: CHAMPRON LAW FIRM. 1600 VENTURA BLVD PH 1208 ENCIENO CA 91436. RENEE SHAMLOO. 1600 VENTURA BLVD PH 1208 ENCIENO CA 91436. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/2016. Signed: RENEE SHAMLOO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,524

FICTITIOUS BUSINESS NAME STATEMENT: 2024011605. The following person(s) is/are doing business as: HAVANA HOUSE. HAVANA HOUSE CIGARS & LOUNGE. 7020 GREENLEAF AVE WHITTIER CA 90602. 2195600. HAVANA HOUSE INC. 7020 GREENLEAF AVE WHITTIER CA 90602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/1997. Signed: ALFREDO CAMPANO, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,524

FICTITIOUS BUSINESS NAME STATEMENT: 2024010817. The following person(s) is/are doing business as: SMOG NEAR ME. 565 N VIRGIL AVE LOS ANGELES CA 90004. OSEAS MORALES. 1122 NORTH WILMINGTON BLVD LOS ANGELES CA 90744. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2024. Signed: OSEAS MORALES, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,525

FICTITIOUS BUSINESS NAME STATEMENT: 2024008817. The following person(s) is/are doing business as: IDENNEK SOLUTIONS FIRM. THE SFV CALIFORNIA STUDS; HARUTEK CONSULTING GROUP; SWEET INCENSE; HILLCO CONTENT CREATIONS. 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. 202114011249. HARUTEK HOLDINGS LLC. 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2023. Signed: KETURAH CLAIBORNE, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,528

FICTITIOUS BUSINESS NAME STATEMENT: 2023271624. The following person(s) is/are doing business as: BRUT FIRM. 8220 E 10TH AVE UNIT 3 SUNLAND CA 91040. BRUT TRANSPORTATION. 8220 E 10TH AVE UNIT 3 SUNLAND CA 91040. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: EDGAR BRUT, CEO. This statement is filed with the County Clerk of Los Angeles County on: 12/20/2023. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,527

FICTITIOUS BUSINESS NAME STATEMENT: 2024009828. The following person(s) is/are doing business as: IDENNEK SOLUTIONS FIRM; THE SFV CALIFORNIA STUDS; HARUTEK CONSULTING GROUP; SWEET INCENSE; HILLCO CONTENT CREATIONS. 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. 202114011249. HARUTEK HOLDINGS LLC. 6828 VAN NUYS BLVD #406 VAN NUYS CA 91405. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/2023. Signed: KETURAH CLAIBORNE, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,528

FICTITIOUS BUSINESS NAME STATEMENT: 202308373. The following person(s) is/are doing business as: HEATWAVE. 15308 DITTMAR DR WHITTIER CA 90603. 4282725. N & INC. 15308 DITTMAR DR WHITTIER CA 90603. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARTIN PETTWAY, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,529

FICTITIOUS BUSINESS NAME STATEMENT: 2024012813. The following person(s) is/are doing business as: FIGHT NIGHT CUSTOMS. 2422 W 164TH ST TORRANCE CA 90504. JOSE R RUBIO. 2422 W 164TH ST TORRANCE CA 90504. 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: JOSE R RUBIO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,531

FICTITIOUS BUSINESS NAME STATEMENT: 2023270922. The following person(s) is/are doing business as: EVANSON SOFTWARE. FEDERAL TECH; PSI GROUP; POBOX 570565; TARZANA CA 91357. PENTAGON SOFTWARE INC. POBOX 570565; TARZANA CA 91357. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HARRY AVAZIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,531

FICTITIOUS BUSINESS NAME STATEMENT: 2024013151. The following person(s) is/are doing business as: EVANSON SOFTWARE. FEDERAL TECH; PSI GROUP; POBOX 570565; TARZANA CA 91357. PENTAGON SOFTWARE INC. POBOX 570565; TARZANA CA 91357. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HARRY AVAZIAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,531

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME File No. 2021175523 Date Filed: 08/06/2021 Name of Business: ORANGE COUNTY SKYLIGHTS 5724 YORK BLVD LOS ANGELES CA 90042 Registered Owner: SWIFT INSTALLATIONS SOCIAL 5724 YORK BLVD LOS ANGELES CA 90042 Business was conducted by: A CORPORATION Registrant Name: MARK GOLDFINGER, PRESIDENT Current File #:2024008445 Date: 01/16/2024 Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,532

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24SMCP00032 01/18/2024 MOE SCOTT 1257 DEVON AVE LOS ANGELES CA 90024 SUPERIOR COURT OF CALIFORNIA, COUNTY OF 1725 MAIN ST UNIT 102 SANTA MONICA CA 90401 SANTA MONICA PETITION OF: MOE HOWARD SCOTT for change of name TO ALL INTERESTED PERSONS: Petitioner: MOE HOWARD SCOTT filed a petition with this court for a decree changing names as follows: Present name: MOE HOWARD SCOTT Proposed name: MOE HOWARD 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 2 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 Date: 03/15/2024 Time: 8:30AM Dept: K Room: The address of the court is same as noted above. 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 - BEVERLYWOOD WEEKLY Signed: LAWRENCE CHO, Judge of the Superior Court Date: 01/18/2024 Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,533

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24STCP00158 01/17/2024 SANDRA SUE SIZER 435 NORTH ALTA VISTA BLVD LOS ANGELES CA 90036 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 NORTH HILL STREET LOS ANGELES CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24STCP00158 01/17/2024 SANDRA SUE SIZER 435 NORTH ALTA VISTA BLVD LOS ANGELES CA 90036 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 NORTH HILL STREET LOS ANGELES CA 90012 ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24STCP00158 01/17/2024 SANDRA SUE SIZER 435 NORTH ALTA VISTA BLVD LOS ANGELES CA 90036 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 111 NORTH HILL STREET LOS ANGELES CA 90012

PETITION OF: SANDRA SUE SIZER for change of name TO ALL INTERESTED PERSONS: Petitioner: SANDRA SUE SIZER filed a petition with this court for a decree changing names as follows: Present name: SANDRA SUE SIZER Proposed name: TAMAR FRANKEL 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 2 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 Date: 03/14/2024 Time: 9:30AM Dept: 26 Room: 316 The address of the court is same as noted above. 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 - BEVERLYWOOD WEEKLY Signed: ELAINE LU, Judge of the Superior Court Date: 01/17/2024 Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,534

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case Number: 24VECP00024 01/17/2024 CIRO OSCAR CRISCI 4905 CEDROS AVE SHERMAN OAKS CA 91403 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 6230 SYLMAR AVE VAN NUYS CA 91401 VAN NUYS COURT HOUSE EAST PETITION OF: CIRO OSCAR CRISCI for change of name TO ALL INTERESTED PERSONS: Petitioner: CIRO OSCAR CRISCI filed a petition with this court for a decree changing names as follows: Present name: CIRO OSCAR CRISCI Proposed name: DANIEL CIRO CRISCI 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 2 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 Date: 03/04/2024 Time: 8:30AM Dept: U Room: 620 The address of the court is same as noted above. 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 - BEVERLYWOOD WEEKLY Signed: VIRGINIA KEENEY, Judge of the Superior Court Date: 01/17/2024 Published: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,535

FICTITIOUS BUSINESS NAME STATEMENT: 2023267335 The following person(s) is/are doing business as: MARI & MARI, 5951 IMPERIAL HWY APT B, SOUTH GATE, CA 90280. LOS ANGELES, ELISA MARIA TORRES, 5951 IMPERIAL HWY APT B SOUTH GATE, CA 90280. 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: ELISA MARIA TORRES, OWNER. 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: 01/17/2024. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49518

FICTITIOUS BUSINESS NAME STATEMENT: 2023270922 The following person(s) is/are doing business as: WIENERSCHNITZEL 715, 1715 PACIFIC COAST HWY LOMITA, CA. 90717 LOS ANGELES, NELSON LOPEZ FLORES, 1715 PACIFIC COAST HWY LOMITA CA 90717. 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: NELSON LOPEZ FLORES, OWNER. 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: 12/20/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49514

FICTITIOUS BUSINESS NAME STATEMENT: 2023272580 The following person(s) is/are doing business as: PROSPERA REALTORS, 3150 S. 9TH AVE, ARCADIA, CA. 91006 LOS ANGELES, ADAN BAUTISTA, 3150 S. 9TH AVE ARCADIA CA 91006. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/23. Signed: ADAN BAUTISTA, OWNER. 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: 12/20/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49513

FICTITIOUS BUSINESS NAME STATEMENT: 2023272901 The following person(s) is/are doing business as: SUPPOTIVE THERAPY, LICENSED CLINICAL SOCIAL WORKE, 3701 LONG BEACH BLVD SUITE 300, LONG BEACH, CA. 90807 LOS ANGELES 4429 E. VILLAGE RD. #516 LONG BEACH, CA 90808 SUPPORTIVE THERAPY, LICENSED CLINICAL SOCIAL WORKE, 4429 E. VILLAGE RD. #516 LONG BEACH CA 90808 CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed: SUNNY JOHNSON, CEO. 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: 12/21/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49536

FICTITIOUS BUSINESS NAME STATEMENT: 2023273645 The following person(s) is/are doing business as: ETIWANDA LONGJUL PALLEE AND PLASTIC, 2111 E 90TH ST, LOS ANGELES, CA. 90002 LOS ANGELES, YOLANDA MORALES DOMINGUEZ, 2111 E 90TH ST LOS ANGELES CA 90002. 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: YOLANDA MORALES DOMINGUEZ, OWNER. 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: 12/21/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49516

FICTITIOUS BUSINESS NAME STATEMENT: 2023273649 The following person(s) is/are doing business as: BIONIC GRAPHICS, 10600 PIONEER BLVD STE D, SANTA FE SPRINGS, CA. 90670 LOS ANGELES, SS ENTERPRISES, INC., 10600 PIONEER BLVD STE D SANTA FE SPRINGS CA 90670 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed: ELIZABETH MEJIA-SANJHEZ, SECRETARY. 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: 12/21/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49516

FICTITIOUS BUSINESS NAME STATEMENT: 2024015742 The following person(s) is/are doing business as: DREAMLAND INSURANCE. 8431 Faust Ave. West Hills, CA 91304. DREAMLEND. 8431 Faust Ave. West Hills, CA 91304. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Karina Cohen, President. This statement is filed with the County Clerk of Los Angeles County on: 01/17/2024. 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: 01/25/2024, 02/01/2024, 02/08/2024, 02/15/2024 TBS 9,536

FICTITIOUS BUSINESS NAME STATEMENT: 2024015742 The following person(s) is/are doing business as: BEVERLY HILLS RHINOPLASTY CENTER; BEVERLY HILLS FACE AND BODY SPCIALISTS. 414 N. Camden Dr. #801, Beverly Hills, CA 90210. DEEPAK DUGAR MD, A MEDICAL CORPORATION. 414 N. Camden Dr. #801, Beverly Hills, CA 90210. This business is conducted by: A Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Deepak Dugar MD, President. This statement is filed with the County Clerk of Los Angeles County on: 1/26/24. 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: 01/26/24, 2/1/24, 2/8/24, 2/15/24, 2/22/24 24 Minoo Ghachli 163 N Williamson Dr 763 N Williamson Dr 90211 Case Number: 23SMCP00614 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 1725 Main St Santa Monica, CA 90401 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Minoo Ghachli TO ALL INTERESTED PERSONS Petitioner: Minoo Ghachli Present names: Minoo Ghachli Proposed names: Minoo Ghachli Foruzan 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 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 Date: 3/8/24 Time: 830a Dept: K Rm: A-203 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/Beverlywood Weekly, Date: 1/19/23. Signed: Lawrence H. Cho, Judge of the Superior Court Published: 2/1/24, 2/8/24, 2/15/24, 2/22/24 27 Luis Arturo Rubalcava 14452 Novak St Hacienda Heights, CA 91745 Case Number: 24NWCP00021 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES 12720 Norwalk Bl Norwalk, CA 90650 ORDER TO SHOW CAUSE FOR CHANGE OF NAME PETITION OF: Luis Arturo Rubalcava TO ALL INTERESTED PERSONS Petitioner: Luis Arturo Rubalcava Present names: Luis Arturo Rubalcava Proposed names: Luis Arturo Vasquez 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 objection at least two court days before the matter is scheduled to be heard and must

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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49515

FICTITIOUS BUSINESS NAME STATEMENT: 2023272578 The following person(s) is/are doing business as: WIENERSCHNITZEL 715, 1715 PACIFIC COAST HWY LOMITA, CA. 90717 LOS ANGELES, NELSON LOPEZ FLORES, 1715 PACIFIC COAST HWY LOMITA CA 90717. 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: NELSON LOPEZ FLORES, OWNER. 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: 12/20/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49514

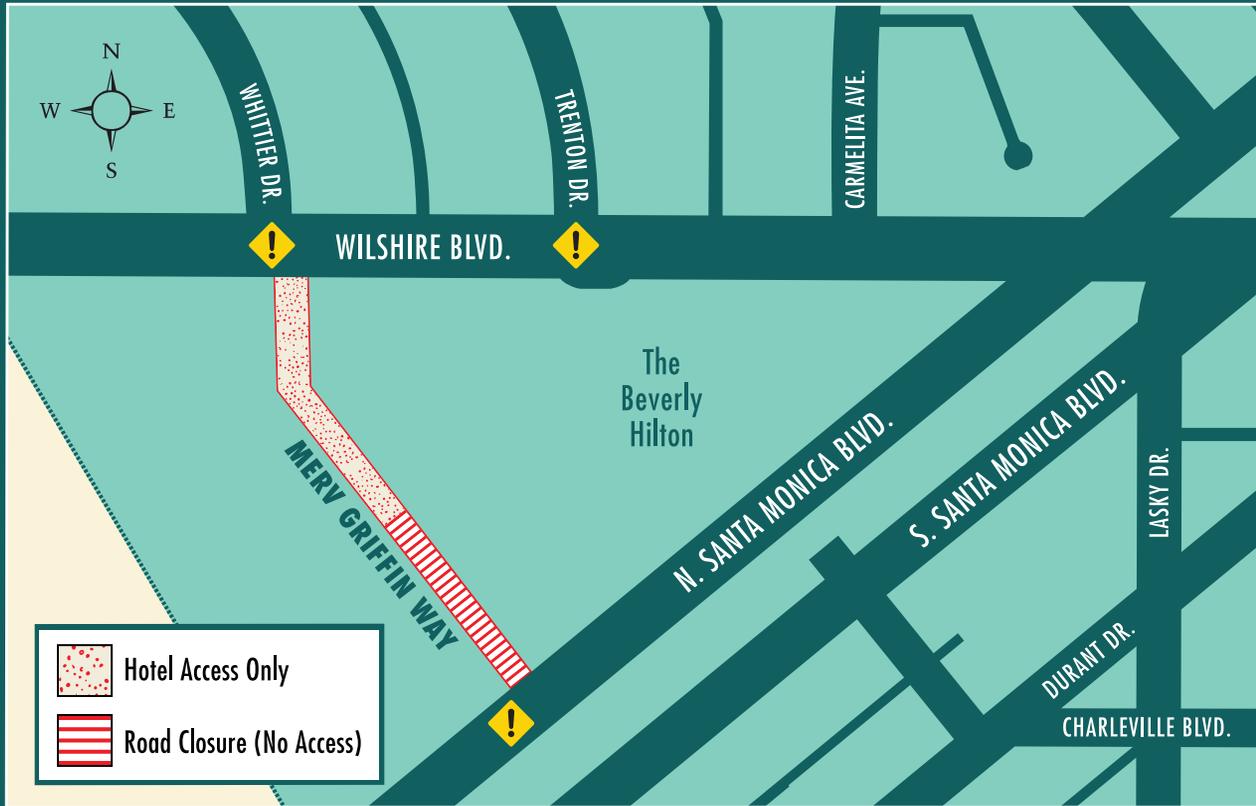
FICTITIOUS BUSINESS NAME STATEMENT: 2023272580 The following person(s) is/are doing business as: PROSPERA REALTORS, 3150 S. 9TH AVE, ARCADIA, CA. 91006 LOS ANGELES, ADAN BAUTISTA, 3150 S. 9TH AVE ARCADIA CA 91006. The business is conducted by an individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 04/23. Signed: ADAN BAUTISTA, OWNER. 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: 12/20/2023. 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: 1/25/2024, 2/1/2024, 2/8/2024, 2/15/2024 NIN 49513

FICTITIOUS BUSINESS NAME STATEMENT: 2023272901 The following person(s) is/are doing business as: SUPPOTIVE THERAPY, LICENSED CLINICAL SOCIAL WORKE, 3701 LONG BEACH BLVD SUITE 300, LONG BEACH, CA. 90807 LOS ANGELES 4429 E. VILLAGE RD. #516 LONG BEACH, CA 90808 SUPPORTIVE THERAPY, LICENSED CLINICAL SOCIAL WORKE, 4429 E. VILLAGE RD. #516 LONG BEACH CA 90808 CA. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed: SUNNY JOHNSON, CEO. 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: 12/21/2023. 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&



# TRAFFIC ADVISORY:

Begins February 24, 2024



## Merv Griffin Way Closure to Thru-Traffic

(Access for Hotel Guests Maintained – Entrance Open Off Wilshire Blvd. Only)

Merv Griffin Way will be impacted for the duration of the One Beverly Hills project (through 2028).

Travel lanes on N. Santa Monica Blvd. along the project site will be reconfigured for construction activities. Two vehicle lanes will remain open in each direction; however, bike lanes and sidewalk access may be impacted. This will be in effect for the duration of the project through 2028.

Traffic will continue to be impacted on Wilshire Blvd. Please use alternate routes.

To learn more about the project, visit [BEVERLYHILLS.ORG/MAJORPROJECTS](http://BEVERLYHILLS.ORG/MAJORPROJECTS) or call the Public Works Customer Service Line at (310) 285-2467.



# GENERAL MUNICIPAL ELECTION

## 2024

### Vote Centers and Vote by Mail Drop Box Locations



## IN-PERSON VOTE CENTERS

### 11-DAY VOTE CENTER:

Saturday, February 24, 2024 – Tuesday, March 5, 2024  
Hours: 10 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

★ **THE BEVERLY HILLS LIBRARY – AUDITORIUM**  
444 N Rexford Dr.  
Beverly Hills, CA 90210

### 4-DAY VOTE CENTERS IN BEVERLY HILLS:

Saturday, March 2, 2024 – Tuesday, March 5, 2024  
Hours: 10 a.m. – 7 p.m. | Election Day: 7 a.m. – 8 p.m.

★ **ROXBURY PARK – CLUBHOUSE**  
471 S Roxbury Dr.  
Beverly Hills, CA 90212

★ **LA CIENEGA TENNIS CENTER – RODEO ROOM**  
325 S La Cienega Way,  
Beverly Hills, CA 90211

★ **HORACE MANN ELEMENTARY SCHOOL – AUDITORIUM**  
8701 Charleville Blvd,  
Beverly Hills, CA 90211

## VOTE BY MAIL DROP BOXES

**CITY HALL ACROSS FROM THE FIRE STATION**  
(next to Kelly's Coffee and Fudge)  
455 N Rexford Dr.  
Beverly Hills, CA 90210

**ROXBURY PARK COMMUNITY CENTER**  
471 S Roxbury Dr.  
Beverly Hills, CA 90212

There are **ADDITIONAL** Vote Centers and Drop Box locations – to view one near you, visit [BEVERLYHILLS.ORG/ELECTIONS](http://BEVERLYHILLS.ORG/ELECTIONS) or call the City Clerk's Office at (310) 285-2400.

TICE - 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 is 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,540

FICTITIOUS BUSINESS NAME STATEMENT: 2024013587. The following person(s) is/are doing business as: INNER MYST. 32022 ST ANNE DR INNER MYST LLANO CA 93554. WAYNE LIEBENOW. 32022 ST ANNE DR LLANO CA 93554. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: WAYNE LIEBENOW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,541

FICTITIOUS BUSINESS NAME STATEMENT: 2024014049. The following person(s) is/are doing business as: W M HYBRID REPAIR. 12424 MONTAGUE ST PACOIMA CA 91331. WILBERT JOSE CHAVEZ ZAVALLETA. 6626 FARMDALE AVE 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: 01/22/2024. Signed: WILBERT JOSE CHAVEZ ZAVALLETA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,542

FICTITIOUS BUSINESS NAME STATEMENT: 2024013677. The following person(s) is/are doing business as: RIDING ENTERPRISES. 843 11TH STREET #1 SANTA MONICA CA 90403. HANA RIDING. 843 11TH STREET #1 SANTA MONICA CA 90403. JAMES M RIDING. 843 11TH STREET #1 SANTA MONICA CA 90403. This business is conducted by: A GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: HANA RIDING, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,543

FICTITIOUS BUSINESS NAME STATEMENT: 2024012954. The following person(s) is/are doing business as: BLAKK TRJ ACQUISITIONS AND CONTRACTS "BLAKK TRJ", PRIVATE ALTERNATIVE INTERNET SOLUTIONS "PA.I. SOL", THE BLAKK MARKET; BLAKK FALCON ENTERTAINMENT "B.F.C."; THE BLAKK SECTOR RESEARCH & DEVELOPMENT B.S.R.D. 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. DEVON DAVID BACON. 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. ANGELA CLAUDETTE HOLLIDAY. 2200 W CENTURY BLVD UNIT #470863 LOS ANGELES CA 90047. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: BASIL SADIQ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,544

FICTITIOUS BUSINESS NAME STATEMENT: 2024013677. The following person(s) is/are doing business as: TAX INTERNATIONAL. 600 W MAIN ST STE 209 ALHAMBRA CA 91801. SHUIGEN YAO. 600 W MAIN ST STE 209 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: SHUIGEN YAO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/19/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,545

FICTITIOUS BUSINESS NAME STATEMENT: 2024012322. The following person(s) is/are doing business as: LALEH MAGAZINE. 10051 COMMERCIAL AVE TUALINGA CA 91042. LALA SARDAR. 10051 COMMERCIAL AVE TUALINGA CA 91042. 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: LALA SARDAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,547

FICTITIOUS BUSINESS NAME STATEMENT: 2024014392. The following person(s) is/are doing business as: PACIFIC PLUMBING AND ROOFER. 8801 HADDON AVE SUN VALLEY CA 91352. 41004042. ERIC'S CONSTRUCTION & IMPROVEMENTS INC. 8801 HADDON AVE SUN VALLEY CA 91352. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/21/2024. Signed: JAMIS MARQUEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,549

FICTITIOUS BUSINESS NAME STATEMENT: 2024003668. The following person(s) is/are doing business as: ONE CLUCK JEWELRY. 411 W 7TH ST UNIT 511 LOS ANGELES CA 90014. C4857295. DIONE FURNITURE INC. 7306 WARNA AVE NORTH HOLLYWOOD CA 91605. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/23. Signed: YERVAND HOVSPEYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/16/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,549

FICTITIOUS BUSINESS NAME STATEMENT: 2024002768. The following person(s) is/are doing business as: QUICK SMOKES. 14103 VICTORY BLVD STE 4 VAN NUYS CA 91401. QUICK SMOKES LLC. 14103 VICTORY BLVD STE 4 VAN NUYS CA 91401. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: TENI AVANES GIORGINIANI, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,551

FICTITIOUS BUSINESS NAME STATEMENT: 2024002777. The following person(s) is/are doing business as: SHADES MUSIC CO. 5632 VAN NUYS BLVD #1492 SHERMAN OAKS CA 91401. CRAIG HUDLEY. 5632 VAN NUYS BLVD #1492 SHERMAN OAKS CA 91401. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/19/68. Signed: CRAIG HUDLEY, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/04/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,552

FICTITIOUS BUSINESS NAME STATEMENT: 2024002777. The following person(s) is/are doing business as: UNLIMITED SENIOR SOLUTIONS. 20929 VENTURA BLVD STE 47 #322 WOODLAND HILLS CA 91364. MICHELLE LYNCH. 20929 VENTURA BLVD STE 47 #322 WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/23. Signed: MICHELLE LYNCH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/25/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,555

ing business as: MIRACLE MILE RECOVERY. 20335 VENTURA BLVD SUITE 201 WOODLAND HILLS CA 91364. 5082823. MIRACLE MILE RECOVERY. 20335 VENTURA BLVD SUITE 201 WOODLAND HILLS CA 91364. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JORDAN JACKELINI, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/24/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,554

FICTITIOUS BUSINESS NAME STATEMENT: 2024018116. The following person(s) is/are doing business as: UNLIMITED SENIOR SOLUTIONS. 20929 VENTURA BLVD STE 47 #322 WOODLAND HILLS CA 91364. MICHELLE LYNCH. 20929 VENTURA BLVD STE 47 #322 WOODLAND HILLS CA 91364. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/20/23. Signed: MICHELLE LYNCH, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/25/2024. 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: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,555

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 23VECP00690  
12/12/2023  
AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANVELLE COWELL  
004 KERIMOR DR  
WESTLAKE VILLAGE CA 91362  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
NORTHWEST DISTRICT- EAST BUILDING  
6230 SYLMAR AVENUE ROOM 107  
VAN NUYS CA 91401  
PETITION OF: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANVELLE COWELL for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: AUGUST PETER COWELL BY AND THROUGH HIS PARENTS JOSEPH ANDREW COWELL AND LARAINÉ DANVELLE COWELL filed a petition with this court for a decree changing names as follows:  
Present name: AUGUST PETER COWELL  
Proposed name: AUGUST SELENE HERNANDEZ HERNANDEZ  
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 2 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: Date: 01/26/2024 Time: 8:30AM Dept: W Room: 610  
The address of the court is same as noted above.  
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 - BEVERLYWOOD WEEKLY  
Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 12/12/2023  
Published: 02/01/2024, 02/08/2024, 02/15/2024, 02/22/2024 TBS 9,556

FICTITIOUS BUSINESS NAME STATEMENT: 2023274483  
The following person(s) is/are doing business as: S F TRANSPORTATION COMPANY, 4319 168TH ST, LAWNDALE, CA. 90260 LOS ANGELES, S F TRANSPORTATION COMPANY LLC, 4319 168TH ST LAWNDALE CA 90260 CA. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/18. Signed SELINE HERNANDEZ HERNANDEZ, SECRETARY. 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: 12/22/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49521

FICTITIOUS BUSINESS NAME STATEMENT: 2023274492  
The following person(s) is/are doing business as: CONTACT BUSINESS CENTER, 8111 FIRESTONE BLVD #4939, DOWNEY, CA. 90241 LOS ANGELES, STONEWALL & BLACKBERRY INC, 8111 FIRESTONE BLVD #4939 DOWNEY CA 90241 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAVS, SECRETARY. 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: 12/22/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49521

FICTITIOUS BUSINESS NAME STATEMENT: 2023275482  
The following person(s) is/are doing business as: 562 MOTORING AND PARTS, 20212 BELSHAW AVE, CARSON, CA. 90746 LOS ANGELES, 562 MOTORING AND PARTS, 20212 BELSHAW AVE CARSON CA 90746 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANTHONY MAJOR, SECRETARY. 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: 12/26/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49523

FICTITIOUS BUSINESS NAME STATEMENT: 2023275485  
The following person(s) is/are doing business as: GLASS 4CAR AUTO GLASS, 13580 RANGOON ST, PACOIMA, CA. 91331 LOS ANGELES, GLASS 4 CAR AUTO GLASS LLC, 13580 RANGOON ST PACOIMA CA 91331 CALIFORNIA. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALEXS MORALES, MANAGING MEMBER. 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: 12/26/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49524

FICTITIOUS BUSINESS NAME STATEMENT: 2023275488  
The following person(s) is/are doing business as: HORNET TRUCKING, 13500 FOOHILL BLVD APT 205 SYLMAR, CA. 91342 LOS ANGELES, HELIO REYNA, 13500 FOOHILL BLVD APT 205 SYLMAR CA 91342. 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 HELIO REYNA, OWNER. 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: 12/26/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49525

FICTITIOUS BUSINESS NAME STATEMENT: 2023276984  
The following person(s) is/are doing business as: MAKING IT WORK RLD, PICKSPUS, ALL KIND STORAGE, 10975 S VERMONT AVENUE, LOS ANGELES, CA. 90044 LOS ANGELES, BUSINESS CONCIERGE LLC, 10975 S VERMONT AVENUE LOS ANGELES CA 90044 CA 202001010692. The business is conducted by a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed DUANE JACKSON, MEMBER. 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: 12/28/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49527

FICTITIOUS BUSINESS NAME STATEMENT: 2023276996  
The following person(s) is/are doing business as: FHWACADEMY, CAREERS 4 CAUSE, A.C. TRANSPORTATION, 10975 S. VERMONT AVENUE, LOS ANGELES, CA. 90044 LOS ANGELES, FATHERS AND MOTHERS WHO CARE, INC., 10975 S. VERMONT AVENUE LOS ANGELES CA 90044 CA 22017007. The business is conducted by a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here in on 12/23. Signed LINDA DUNSTON-KELLY, SECRETARY. 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: 12/28/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49526

FICTITIOUS BUSINESS NAME STATEMENT: 2023277407  
The following person(s) is/are doing business as: MV AGUSTA LOS ANGELES, 2013 LINCOLN BLVD, SANTA MONICA, CA. 90405 LOS ANGELES, VR PERFORMANCE, INC, 2013 LINCOLN BLVD SANTA MONICA CA 90405 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ HERNANDEZ, SECRETARY. 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: 12/28/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49528

FICTITIOUS BUSINESS NAME STATEMENT: 2023278276  
The following person(s) is/are doing business as: OPT AUTO GROUP, 3397 BARHAM BLVD, UNIT 202, LOS ANGELES, CA. 90068 LOS ANGELES, ABASHYAN INC., 3397 BARHAM BLVD, UNIT 202 LOS ANGELES CA 90068 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ARTHUR ABASHYAN, CEO. 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: 12/29/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49535

FICTITIOUS BUSINESS NAME STATEMENT: 2023278279  
The following person(s) is/are doing business as: MATTHEW S FOUNDATION CORPORATION, 1491 E 28TH ST, SIGNAL HILL, CA. 90755 LOS ANGELES, MATHEW S FOUNDATION CORPORATION, 1491 E 28TH ST SIGNAL HILL CA 90755 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed MANUEL GARCIA, PRESIDENT. 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: 12/29/2023. 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: 2/1/2024, 2/8/2024, 2/15/2024, 2/22/2024 NIN 49534

FICTITIOUS BUSINESS NAME STATEMENT: 2024022445  
The following person(s) is/are doing business as: KARINAS DREAMLAND INSURANCE AGENCY, 8352 Topanga Canyon Bl, Canoga Park, CA 91304. DREAMLAND. 8352 Topanga Canyon Bl, Canoga Park, CA 91304. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Karina Cohen, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/31/24. 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) 2/8/24, 2/15/24, 2/22/24, 2/29/24 34  
Diara LeNay Brown Jenkins  
6637 Zelzah Ave  
Reseda, CA 91335  
Case Number: 23VECP00694  
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 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: Date: 4/10/24 Time: 830a Dept: O Rm: 511  
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/Beverlywood Weekly.  
Signed: Virginia Keeny, Judge of the Superior Court  
Published: 2/8/24, 2/15/24, 2/22/24, 2/29/24 35  
Richard Lamar David Sims  
20600 Ventura Bl #2338  
Woodland Hills, CA 91364  
Case Number: 24VECP00046  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
6230 Sylmar Ave #107  
Van Nuys, CA 91401  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Diara LeNay Brown Jenkins  
TO ALL INTERESTED PERSONS:  
Petitioner: Diara LeNay Brown Jenkins  
Present names: Diara LeNay Brown Jenkins  
Proposed names: Diara LeNay Brown Jenkins  
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 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: Date: 4/10/24 Time: 830a Dept: O Rm: 511  
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/Beverlywood Weekly.  
Date: 2/2/24. Signed: Virginia Keeny, Judge of the Superior Court  
Published: 2/8/24, 2/15/24, 2/22/24, 2/29/24 36

Brenda King  
13218 Rutgers Ave  
Downey, CA 90242  
Case Number: 24NWCP00034  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 Norwalk Bl  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Brenda King  
TO ALL INTERESTED PERSONS:  
Petitioner: Brenda King  
Present names: Brenda King  
Proposed names: Brenda King Machado  
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 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: Date: 3/22/24 Time: 930a Dept: C Rm: 312  
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/Beverlywood Weekly.  
Date: 2/5/24. Signed: Olivia Rosales, Judge of the Superior Court  
Published: 2/8/24, 2/15/24, 2/22/24, 2/29/24 37

FICTITIOUS BUSINESS NAME STATEMENT: 2024007688. The following person(s) is/are doing business as: SAWY SURFACE DESIGN. 7147 E PREMIUM STREET LONG BEACH CA 90808. DEVA DESIGN INC. 7147 E PREMIUM STREET LONG BEACH CA 90808. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: DEBRA VALENZUELA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/24. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,557

FICTITIOUS BUSINESS NAME STATEMENT: 2024007688. The following person(s) is/are doing business as: SAWY SURFACE DESIGN. 7147 E PREMIUM STREET LONG BEACH CA 90808. DEVA DESIGN INC. 7147 E PREMIUM STREET LONG BEACH CA 90808. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: DEBRA VALENZUELA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/24. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,557

FICTITIOUS BUSINESS NAME STATEMENT: 2024020546. The following person(s) is/are doing business as: KAI CLEANING SERVICE. 14800 RINALDI ST APT 9 MISSION HILLS CA 91435. ZENAIIDA TOLENTINO SANTIAGO. 14800 RINALDI ST APT 9 MISSION HILLS CA 91435. 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: ZENAIIDA TOLENTINO SANTIAGO, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/29/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,559

FICTITIOUS BUSINESS NAME STATEMENT: 2024017346. The following person(s) is/are doing business as: ABC WEED DELIVERY; ABC WEED CANNABIS & MARIJUANA DELIVERY LONG BEACH; 3790 ATLANTIC AVE LONG BEACH CA 90807. ELEVATION ABC DISTRIBUTION INC. 3250 MINES AVE LONG BEACH CA 90023. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: IVAN LOERA, CFO. This statement is filed with the County Clerk of Los Angeles County on: 01/25/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,559

FICTITIOUS BUSINESS NAME STATEMENT: 2024017362. The following person(s) is/are doing business as: DEBRA VALENZUELA, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/19/24. 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

federal, state, or common law (see Section 14411, et seq., B&P) Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,574

**FICTITIOUS BUSINESS NAME STATEMENT: 2024023014.** The following person(s) is/are doing business as: ONE WAY ROOTER SERVICES INC. 1246 S LA VERNE AVE LOS ANGELES CA 90022. ONE WAY ROOTER SERVICES INC. 1246 S LA VERNE AVE LOS ANGELES CA 90022. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2024. Signed: PABLO ANTONIO HERRERA LOPEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/21/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,575

**FICTITIOUS BUSINESS NAME STATEMENT: 2023070674.** The following person(s) is/are doing business as: ADVOEST LAW OFFICE: ADVOEST, 9701 WILSHIRE BLVD 10TH FL BEVERLY HILLS CA 90212. 17461 ELKWOOD ST NORTH CA 91325. SUSANNA S PAPP, ESQ. 17461 ELKWOOD ST NORTH CA 91325. 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: SUSANNA S PAPP, ESQ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 12/19/2023. 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: 02/01/2024, 2/08/2024, 02/15/2024, 02/22/2024 TBS 9,576

**FICTITIOUS BUSINESS NAME STATEMENT: 2024014041.** The following person(s) is/are doing business as: LA COMPUTER DOCTORS; NISALTEC; KUMA TRAVELS; COMPUTER CARE CLUB; YOUR WEB IT; NISALA; LOVE AND CARE REAL ESTATE; FORMULA BY DESIGN; CREATION SPACE; LOVE AND CARE CENTERS; LOVE AND CARE; LOVE AND CARE HOMES; BLOOD ASSETS; RAWANA X. CREATION LAND. 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. 201402910048. NISALTEC LLC. 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/20/2025. Signed: NISALA DAKSITHA PREMARATNA, CEO. This statement is filed with the County Clerk of Los Angeles County on: 01/22/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,578

**FICTITIOUS BUSINESS NAME STATEMENT: 2024011478.** The following person(s) is/are doing business as: PEACOCK EXPRESS; SPARKLE GEMS; CEYLON SPICE RACK; META FACTORY; METTA WATER; AVUNICE; AYUKAMA. 16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504. 202358511104. PEACOCK EXPRESS LLC. 16700 YUKON AVE TORRANCE CA 90504. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/23/2023. Signed: NISALA DAKSITHA PREMARATNA, MANAGING MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,579

**FICTITIOUS BUSINESS NAME STATEMENT: 2024020019.** The following person(s) is/are doing business as: GRATTO AQUATIC REHAB. 10350 WILSHIRE BLVD SUITE 703 LOS ANGELES CA 90024. ESTHER SHAPROW. 10350 WILSHIRE BLVD SUITE 703 LOS ANGELES CA 90024. 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: ESTHER SHAPROW, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/30/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,580

**FICTITIOUS BUSINESS NAME STATEMENT: 2024000045.** The following person(s) is/are doing business as: OSMIN R PLUMBING. 19622 OSBORNE ST ARLETA CA 91331. OSMIN CABRERA. 19622 OSBORNE ST ARLETA CA 91331. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 12/20/23. Signed: OSMIN CABRERA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/01/2024. 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: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,581

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
File No. 2019060469  
Date Filed: 03/07/2019  
Name of Business: GEMS AND JEWELS ONLINE, BEO, ANCIENT DHAMMA, STUDENTS OF SUCCESS  
16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504  
Registered Owner: NISALTEC LLC  
16300 CRENSHAW BLVD SUITE #204 TORRANCE CA 90504  
Business was conducted by: A LIMITED LIABILITY COMPANY  
Registrant Name: NISALA DAKSITHA PREMARATNA, CEO  
Current File #: 2024011527  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,582  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 24VCP00041  
01/31/2024  
NOEMI TABOADA-SANTAMARIA  
13600 VICTORY BLVD APT #8  
VAN NUYS CA 91401  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF  
6230 SYLMAR AVENUE ROOM 107  
VAN NUYS CA 91401  
PETITION OF: NOEMI TABOADA-SANTAMARIA for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: NOEMI TABOADA-SANTAMARIA filed a petition with this court for a decree changing names as follows:  
Present name: NOEMI TABOADA-SANTAMARIA  
Proposed name: NOEMI T. SANTAMARIA  
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 2 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 Date: 03/22/2024 Time: 8:30AM Dept: U Room: 620  
The address of the court is same as noted above.  
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 – BEVERLYWOOD WEEKLY  
Signed: VIRGINIA KEENEY, Judge of the Superior Court  
Date: 01/31/2024  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,583  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 24BBP00032  
01/31/2024  
ARONS KABLQVS, A MINOR BY AND THROUGH HIS PARENTS TIMUR KABLQV AND MONTA KABLQVA  
1555 SCOTT RD APT 111  
BURBANK CA 91504  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
300 EAST OLIVE  
BURBANK CA 91504  
PETITION OF: ARONS KABLQVS, A MINOR BY AND THROUGH HIS PARENTS TIMUR KABLQV AND MONTA KABLQVA for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: ARONS KABLQVS, A MINOR BY AND THROUGH HIS PARENTS TIMUR KABLQV AND MONTA KABLQVA filed a petition with this court for a decree changing names as follows:  
Present name: ARONS KABLQV  
Proposed name: AARON KABLQV  
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 2 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 Date: 03/29/2024 Time: 8:30AM Dept: B Room: 600  
The address of the court is same as noted above.  
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 – BEVERLYWOOD WEEKLY  
Signed: ROBIN MILLER SLOAN, Judge of the Superior Court

Date: 01/31/2024  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,584  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 24PSCP00038  
01/23/2024  
LORAINÉ DENISE LANG  
421 S MEADOW RD  
WEST COVINA CA 91791  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
WEST COVINA COURTHOUSE  
1427 WEST COVINA PARKWAY  
WEST COVINA CA 91790  
PETITION OF: LORAINÉ DENISE LANG for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: LORAINÉ DENISE LANG filed a petition with this court for a decree changing names as follows:  
Present name: LORAINÉ DENISE LANG  
Proposed name: LORAINÉ DENISE SCARBERRY  
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 2 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 Date: 03/22/2024 Time: 8:30AM Dept: 6 Room: 600  
The address of the court is same as noted above.  
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 – BEVERLYWOOD WEEKLY  
Signed: LYNNETTE GRIDIRON WINSTON, Judge of the Superior Court  
Date: 01/23/2024  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,585  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 23STCP04363  
12/01/2023  
RICHARD HENRY PIERCE  
4411 11TH AVE APT 1012  
LOS ANGELES CA 90043  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
LOS ANGELES SUPERIOR COURT  
1101 N GARDEN STREET  
LOS ANGELES CA 90012  
PETITION OF: RICHARD HENRY PIERCE for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: RICHARD HENRY PIERCE filed a petition with this court for a decree changing names as follows:  
Present name: RICHARD HENRY PIERCE  
Proposed name: EJEROME NELSEN  
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 2 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 Date: 03/22/2024 Time: 10:00AM Dept: 82 Room: 833  
The address of the court is same as noted above.  
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 – BEVERLYWOOD WEEKLY  
Signed: LYNNETTE GRIDIRON WINSTON, Judge of the Superior Court  
Date: 12/01/2023  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,586  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 24PSCP00039  
01/23/2024  
LORENA LANG  
421 S MEADOW RD  
WEST COVINA CA 91791  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
400 CMC CENTER PLAZA  
POMONA CA 91766  
POMONA COURTHOUSE SOUTH  
PETITION OF: LORENA LANG for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: LORENA LANG filed a petition with this court for a decree changing names as follows:  
Present name: LORENA LANG  
Proposed name: LORENA AUXILIADORA LANG  
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 2 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 Date: 03/22/2024 Time: 9:00AM Dept: 0 Room: 5TH FLOOR  
The address of the court is same as noted above.  
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 – BEVERLYWOOD WEEKLY  
Signed: CHRISTIAN R GULLON, Judge of the Superior Court  
Date: 01/24/2024  
Published: 02/08/2024, 02/15/2024, 02/22/2024, 02/29/2024 TBS 9,587  
FICTITIOUS BUSINESS NAME STATEMENT: 2024000811  
The following person(s) is/are doing business as: MANUKIAN COMPANY, 7625 OWENS ST, TULUINGA, CA. 91042 LOS ANGELES, NARINE MANUKIAN, 7625 OWENS ST, TULUINGA CA 91042. 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 NARINE MANUKIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 1/22/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49530  
FICTITIOUS BUSINESS NAME STATEMENT: 2024000813  
The following person(s) is/are doing business as: NSH STYLST, 10747 WILSHIRE BLVD. NO.1102 LOS ANGELES, CA. 90024 LOS ANGELES, LIANA GEOVJANYAN, 10747 WILSHIRE BLVD. NO.1102 LOS ANGELES CA 90024. 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 LIANA GEOVJANYAN, OWNER. 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: 1/22/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49532  
FICTITIOUS BUSINESS NAME STATEMENT: 2024000817  
The following person(s) is/are doing business as: SUCCESSFULLYHUMAN, 22543 VENTURA BLVD STE 220-C1005, WOODLAND HILLS, CA. 91364 LOS ANGELES, BRAMBILLA MOSAICS LLC, 22543 VENTURA BLVD STE 220-C1005 WOODLAND HILLS CA 91364. The business is conducted by a Limited Liability Company. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed KAREN YAZMIN BRAMBILLA MOSAICS MEMBER. 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: 1/22/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49532  
FICTITIOUS BUSINESS NAME STATEMENT: 2024001163  
The following person(s) is/are doing business as: NUBACHI JAPANESE GRILL, 6441 MCFADDEN AVE, HUNTINGTON BEACH, CA. 92647 LOS ANGELES, NICHOLAS NGUYEN NERY, 6441 MCFADDEN AVE, HUNTINGTON BEACH CA 92647. 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 NICHOLAS NGUYEN NERY, OWNER. 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: 1/3/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49532  
FICTITIOUS BUSINESS NAME STATEMENT: 2024001170  
The following person(s) is/are doing business as: MS TRANSIT, 433 N 20TH ST. MONTEBELLO, CA 90640 LOS ANGELES, MISAK SARGSYAN, 433 N 20TH ST. MONTEBELLO CA 90640. 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 MISAK SARGSYAN, OWNER. 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: 1/3/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49540  
FICTITIOUS BUSINESS NAME STATEMENT: 2024001722  
The following person(s) is/are doing business as: LEO TRANSPORTATION, 22224 CANONES CIR, SANTA CLARITA CIR, CA. 91350 LOS ANGELES, LEVON AMBARTSUMIAN, 22224 CANONES CIR SANTA CLARITA CIR CA 91350. 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 LEVON AMBARTSUMIAN, OWNER. 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: 1/3/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49539  
FICTITIOUS BUSINESS NAME STATEMENT: 2024001724  
The following person(s) is/are doing business as: H'S TRANSPORTATION, 721 E. WINDSOR RD #3, GLENDALE, CA. 91205 LOS ANGELES, MARIAM DARBINYAN, 721 E. WINDSOR RD #3 GLENDALE CA 91205. 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 MARIAM DARBINYAN, OWNER. 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: 1/3/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49538  
FICTITIOUS BUSINESS NAME STATEMENT: 2024003661  
The following person(s) is/are doing business as: COMPLEX INSURANCE SOLUTIONS, 3711 LONG BEACH BLVD SUITE 4545, LONG BEACH, CA. 90807 LOS ANGELES, DE VEJUX SURABAN, 3711 LONG BEACH BLVD SUITE 4545, LONG BEACH CA 90807. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ HERNANDEZ, SECRETARY. 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: 1/5/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49541  
FICTITIOUS BUSINESS NAME STATEMENT: 2024003664  
The following person(s) is/are doing business as: PRO STARZ ENERGY, 11306 E 183RD ST STE 205, CERRITOS, CA. 90703 LOS ANGELES, PRO STARZ, 11306 E 183RD ST STE 205 CERRITOS CA 90703 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed SELENE HERNANDEZ HERNANDEZ, SECRETARY. 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: 1/5/2024. 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: 2/8/2024, 2/15/2024, 2/22/2024, 2/29/2024 NIN 49542  
FICTITIOUS BUSINESS NAME STATEMENT: 2024019113  
The following person(s) is/are doing business as: TECH BRIDGE SOLUTIONS, 11676 Chenault St #20. Los Angeles, CA 90049. County of Los Angeles. JESGLA G. LOPEZ, 11676 Chenault St #20. Los Angeles, CA 90049. 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: Jesglá G. Lopez, Owner. This statement is filed with the County Clerk of Los Angeles County on: 1/26/24. 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) 2/15/24, 2/22/24, 2/29/24, 3/7/24 38  
FICTITIOUS BUSINESS NAME STATEMENT: 2024026829  
The following person(s) is/are doing business as: SHABBA FLOWERS CLUB. 6031 Malburg Way, Vernon, CA 90058. County of Los Angeles. JOANNE NABIELSKY GELLER, 6031 Malburg Way, Vernon, CA 90058. 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: Joanne Nabelscky Geller, Owner. This statement is filed with the County Clerk of Los Angeles County on: 2/8/24. 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) 2/15/24, 2/22/24, 2/29/24, 3/7/24 39  
FICTITIOUS BUSINESS NAME STATEMENT: 2024028863  
The following person(s) is/are doing business as: POOL SERVICES ON DEMAND, 7826 Rancho Ave. Panorama City, CA 91402. County of Los Angeles. POOL SERVICES ON DEMAND LLC, 7826 Rancho Ave. Panorama City, CA 91402. 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: Omar Gonzalez, President. This statement is filed with the County Clerk of Los Angeles County on: 2/7/24. 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) 2/15/24, 2/22/24, 2/29/24, 3/7/24 41  
FICTITIOUS BUSINESS NAME STATEMENT: 2024030148  
The following person(s) is/are doing business as: WALK & DRIVE HOLLYWOOD, 7080 Hollywood Bl #700. Los Angeles, CA 90028. County of Los Angeles. MARCO AYANA, 7080 Hollywood Bl #700. Los Angeles, CA 90028. 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: Marco Ayana, President. This statement is filed with the County Clerk of Los Angeles County on: 2/12/24. 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) 2/15/24, 2/22/24, 2/29/24, 3/7/24 41  
Danielle M. Rameriz  
9417 Beverly Rd  
Pico Rivera, CA 90660  
Case Number: 24NWCP00010  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 Norwalk Bl  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Danielle M. Rameriz  
TO ALL INTERESTED PERSONS:  
Petitioner: Danielle M. Rameriz for Amirii Moon Rameriz  
Present name: Amirii Moon Issiah Rameriz  
Proposed name: DANIELLE M. RAMERIZ  
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 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 Date: 3/1/24 Time: 9:30a Dept: C Rm: 312  
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/Beverlywood Weekly. Date: 1/9/24. Signed: Olivia Rosales, Judge of the Superior Court  
Published: 2/15/24, 2/22/24, 2/29/24, 3/7/24 42  
FICTITIOUS BUSINESS NAME STATEMENT: 2024032193  
The following person(s) is/are doing business as: ROLLING SUDS OF HOLLYWOOD – WEST BEVERLY HILLS. AON 202460611050. 947 N Hobart Bl. Los Angeles, CA 90029. County of Los Angeles. MIDWAY VENTURES LLC, 947 N Hobart Bl. Los Angeles, CA 90029. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: 1/2/24. Signed: Kevin Tse, Treasurer. This statement is filed with the County Clerk of Los Angeles County on: 2/1/24. 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) 2/15/24, 2/22/24, 2/29/24, 3/7/24 43  
FICTITIOUS BUSINESS NAME STATEMENT: 2024031790.  
The following person(s) is/are doing business as: PEN LETTERS; PENLETTERS; PENLETTERS.COM; PEN LETTER, 13535 VENTURA BLVD C605 SHERMAN OAKS CA 91423. SE FSU INC. 13535 VENTURA BLVD C605 SHERMAN OAKS CA 91423. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/23. Signed: SAMVEL MKRTOCHYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 02/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,588  
FICTITIOUS BUSINESS NAME STATEMENT: 2024031998.  
The following person(s) is/are doing business as: YESS! S. 6936 VESPER AVE. APT 124 VAN NUYS CA 91405. JOSE MARIO HEJROUB. 6936 VESPER AVE APT 124 VAN NUYS CA 91405. 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: JOSE MARIO HENRIQUEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,589  
FICTITIOUS BUSINESS NAME STATEMENT: 2024030210.  
The following person(s) is/are doing business as: L & R VENDING, 8907 S HOBART BLVD LOS ANGELES CA 90047. LAKEISHA FELDERS. 8907 S HOBART BLVD LOS ANGELES CA 90047. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/23. Signed: LAKEISHA FELDERS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/08/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,590  
FICTITIOUS BUSINESS NAME STATEMENT: 2024028715.  
The following person(s) is/are doing business as: ESKIMO WEAR, 8021 S BRADAWAY APT 6 LOS ANGELES CA 90003. KEVIN A FRAZIER. 8021 S BRADAWAY APT 6 LOS ANGELES CA 90003. 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: KEVIN A FRAZIER, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/07/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,591  
FICTITIOUS BUSINESS NAME STATEMENT: 2024011855.  
The following person(s) is/are doing business as: U.S. COMING IMMIGRANTS CENTER, U.S. COMING IMMIGRANTS CENTER, ALHAMBRA CA 91801. SHUIGUAN YU. 600 W MAIN ST STE 209 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2024. Signed: SHUIGUAN YU, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,593  
FICTITIOUS BUSINESS NAME STATEMENT: 2024029561.  
The following person(s) is/are doing business as: FLUIN INTERNATIONAL, 600 W MAIN ST STE 209 ALHAMBRA CA 91801. SHUIGUAN YU. 600 W MAIN ST STE 209 ALHAMBRA CA 91801. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: SHUIGUAN YU, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 02/08/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9,593  
FICTITIOUS BUSINESS NAME STATEMENT: 2024027578.  
The following person(s) is/are doing business as: PURRFECT AUTO SERVICE NO.71. 400 S BALDWIN AVE #102 ARCADIA CA 91007. SYNERGETIA INC. 400 S BALDWIN AVE #102 ARCADIA CA 91007. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/20/24. Signed: XUAN ZENG, CEO. This statement is filed with the County Clerk of Los Angeles County on: 02/

ness is conducted by: A LIMITED LIABILITY COMPANY. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/20/18. Signed: GREG MKRCHYAN, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.603

FICTITIOUS BUSINESS NAME STATEMENT: 2024005868. The following person(s) is/are doing business as: YUCA'S MEAT INC. 11300 VANOWEN ST NORTH HOLLYWOOD CA 91605. YUCA'S MEAT INC. 11300 VANOWEN ST NORTH HOLLYWOOD CA 91605. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JACQUELINE BACAB, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.605

FICTITIOUS BUSINESS NAME STATEMENT: 2024005874. The following person(s) is/are doing business as: MT TIRE CENTER #2. 20041 ROSCOE BLVD WINNETKA CA 91306. MEXICAN TIRES AND SERVICES INC. 8317 DE SOTO ST CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARIA VALENCIA VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.605

FICTITIOUS BUSINESS NAME STATEMENT: 2024005871. The following person(s) is/are doing business as: M/T TIRE CENTER #3. 18640 PARTHENIA ST NORTHridge CA 91324. MEXICAN TIRES AND SERVICES INC. 8317 DE SOTO ST CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARIA VALENCIA VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.606

FICTITIOUS BUSINESS NAME STATEMENT: 2024005872. The following person(s) is/are doing business as: MT TIRE CENTER #1. 8317 DE SOTO ST CANOGA PARK CA 91304. MEXICAN TIRES AND SERVICES INC. 8317 DE SOTO ST CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARIA VALENCIA VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.607

FICTITIOUS BUSINESS NAME STATEMENT: 2024005880. The following person(s) is/are doing business as: BEYOND THE LINES PRESCHOOL INC. 8464 REMMET AVE CANOGA PARK CA 91304. 4223868. BEYOND THE LINES PRESCHOOL INC. 8464 REMMET AVE CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LEZETTE CHAVEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.607

FICTITIOUS BUSINESS NAME STATEMENT: 2024005877. The following person(s) is/are doing business as: M/T TIRE CENTER #1. 8317 DE SOTO ST CANOGA PARK CA 91304. MEXICAN TIRES AND SERVICES INC. 8317 DE SOTO ST CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: MARIA VALENCIA VICE PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/09/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.607

FICTITIOUS BUSINESS NAME STATEMENT: 2024005874. The following person(s) is/are doing business as: BEYOND THE LINES PRESCHOOL INC. 8464 REMMET AVE CANOGA PARK CA 91304. 4223868. BEYOND THE LINES PRESCHOOL INC. 8464 REMMET AVE CANOGA PARK CA 91304. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LEZETTE CHAVEZ, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.609

FICTITIOUS BUSINESS NAME STATEMENT: 2024009515. The following person(s) is/are doing business as: FXMAN CONSTRUCTION. 19935 GOLDEN VALLEY RD SANTA CLARITA CA 91321. FXMAN INC. 19935 GOLDEN VALLEY RD SANTA CLARITA CA 91321. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: REEM Z TAWFIK, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.610

FICTITIOUS BUSINESS NAME STATEMENT: 2024008517. The following person(s) is/are doing business as: INTERNATIONAL DENTAL STUDIO. 5451 LAUREL CANYON BLVD #102 VALLEY VILLAGE CA 91607. YOLANDA CORTEZ. 14105 ALMETZ CIR SYLMAR CA 91342. 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: YOLANDA CORTEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.610

FICTITIOUS BUSINESS NAME STATEMENT: 2024008517. The following person(s) is/are doing business as: INTERNATIONAL DENTAL STUDIO. 5451 LAUREL CANYON BLVD #102 VALLEY VILLAGE CA 91607. YOLANDA CORTEZ. 14105 ALMETZ CIR SYLMAR CA 91342. 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: YOLANDA CORTEZ, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.611

FICTITIOUS BUSINESS NAME STATEMENT: 2024008521. The following person(s) is/are doing business as: CARING TOOTH DENTAL. 19520 NORDHOFF ST STE 17 NORTHridge CA 91324. SUSANNA GUKASOV DDS PROFESSIONAL CORPORATION. 18746 MAPLEWOOD LN PORTER RANCH CA 91326. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/24. Signed: SUSANNA GUKASOV, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/12/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.612

FICTITIOUS BUSINESS NAME STATEMENT: 2024012095. The following person(s) is/are doing business as: GOLFO DE FONSECA RESTAURANT #4. 15242 SATICOY ST VAN NUYS CA 91405. GOLFO DE FONSECA RESTAURANT & PUPUSAS INC. 9761 LAUREL CANYON BLVD PACOIMA CA 91331. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: JOEL ANTONIO AVILA ROMERO, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.613

FICTITIOUS BUSINESS NAME STATEMENT: 2024012095. The following person(s) is/are doing business as: GOLFO DE FONSECA RESTAURANT #3. 9761 LAUREL CANYON BLVD PACOIMA CA 91331. GOLFO DE FONSECA RESTAURANT & PUPUSAS INC. 9761 LAUREL CANYON BLVD PACOIMA CA 91331. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 02/21/2022. Signed: JOEL ANTONIO AVILA ROMERO, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.615

FICTITIOUS BUSINESS NAME STATEMENT: 2024012101. The following person(s) is/are doing business as: RAPID MOVING COMPANY. LA LONG DISTANCE MOVING CENTRE. LOADRANS LLC. PRIMELINE VAN LINES. M&R EXPDITE MOVER AND STORAGE. RESPECT MOVERS. MOVING EXPERTS. 1601 PERRINO PL. STE D LOS ANGELES CA 90023. LA MOVING CENTRE INC. 1601 PERRINO PL. STE D LOS ANGELES CA 90023. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2020. Signed: JAMOLDDIN YULDASHEV, CFO. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.615

FICTITIOUS BUSINESS NAME STATEMENT: 2024012101. The following person(s) is/are doing business as: RAPID MOVING COMPANY. LA LONG DISTANCE MOVING CENTRE. LOADRANS LLC. PRIMELINE VAN LINES. M&R EXPDITE MOVER AND STORAGE. RESPECT MOVERS. MOVING EXPERTS. 1601 PERRINO PL. STE D LOS ANGELES CA 90023. LA MOVING CENTRE INC. 1601 PERRINO PL. STE D LOS ANGELES CA 90023. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2020. Signed: JAMOLDDIN YULDASHEV, CFO. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.615

FICTITIOUS BUSINESS NAME STATEMENT: 2024012084. The following person(s) is/are doing business as: AMERICAN BUILDERS & HOME IMPROVEMENT. 10306 PLAINVIEW AVE TLUJUNGA CA 91042. JUAN ANDREWS AGUILAR. P.O BOX #7584 VAN NUYS CA 91409. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/2019. Signed: JUAN ANDREWS AGUILAR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.618

FICTITIOUS BUSINESS NAME STATEMENT: 2024012102. The following person(s) is/are doing business as: MEZA MAINTENANCE. 1333 GLENOAKS BLVD UNIT 16 SAN FERNANDO CA 91340. EVA A HERNANDEZ. 1333 GLENOAKS BLVD SAN FERNANDO CA 91340. ALGEBER S HERNANDEZ. 1333 GLENOAKS BLVD #16 SAN FERNANDO CA 91340. This business is conducted by: A MARRIED COUPLE. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2020. Signed: EVA A HERNANDEZ, PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.619

FICTITIOUS BUSINESS NAME STATEMENT: 2024012112. The following person(s) is/are doing business as: ARTIDEL. 1244 N LAMER ST BURBANK CA 91506. ARTHUR SARFARIAN. 1244 N LAMER ST BURBANK CA 91506. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 03/2023. Signed: ARTHUR SARFARIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 01/18/2024. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.620

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2022181990  
Date Filed: 08/16/2022  
Name of Business: XALISCO BAR AND GRILL  
42525 10TH STREET LANCASTER CA 93534  
Registered Owner: WESTERN RANGH EVENTS INC  
15142 SIERRA HWY CANYON COUNTRY CA 91390  
Business was conducted by: A CORPORATION  
Registrant Name: HECTOR ISIORIDA, PRESIDENT  
Current File #:2024012107  
Published: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.621

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME  
File No. 2019295684  
Date Filed: 11/08/2019  
Name of Business: CARING TOOTH DENTAL  
19520 NORDHOFF STR STE 17 NORTHridge CA 91324  
Registered Owner: VLADIMIR VYSOTSKY DENTAL CORPORATION  
19520 NORDHOFF STR #17 NORTHridge CA 91316  
Business was conducted by: A CORPORATION  
Registrant Name: SIMA VYSOTSKAYA, VICE PRESIDENT  
Current File #:2024008521  
Date: 01/12/2024  
Published: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 TBS 9.622

ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
Case Number: 24STCP00158  
01/17/2024  
SANDRA SUE SIZER  
435 NORTH ALTA VISTA BLVD  
LOS ANGELES CA 90036  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
111 NORTH HILL STREET  
LOS ANGELES CA 90012  
LOS ANGELES COURTHOUSE  
PETITION OF: SANDRA SUE SIZER for change of name  
TO ALL INTERESTED PERSONS:  
Petitioner: SANDRA SUE SIZER filed a petition with this court for a decree changing names as follows:  
Present name: SANDRA SUE SIZER  
Proposed name: TAMAR FRANKEL  
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 DATE: 03/04/2024 Time: 9:30AM Dept: 26 Room: 316  
The address of the court is same as noted above.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date of hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY  
Signed: ELAINE LU, Judge of the Superior Court  
Date: 01/17/2024  
Published: 01/25/2024, 02/01/2024, 02/08/2024, 01/15/2024 TBS 9.534

FICTITIOUS BUSINESS NAME STATEMENT: 2023202375540. The following person(s) is/are doing business as: BABI BEAUTY. 29021 BOUQUET CYN RD UNIT 252, SANTA CLARITA CA 91390, COUNTY OF LOS ANGELES. BRENDA GONZALEZ, 29021 BOUQUET CYN RD UNIT 252, SANTA CLARITA, CA 91390. JAIMIE OLMEDA, 29021 BOUQUET CYN RD UNIT 252, SANTA CLARITA CA 91390. This business is conducted by: a GENERAL PARTNERSHIP. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2023. Signed: JAIMIE OLMEDA as GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on 12/26/2023. 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: 02/15/2024, 02/22/2024, 02/29/2024, 03/07/2024 JH156

FICTITIOUS BUSINESS NAME STATEMENT: 2024028632. The following person(s) is/are doing business as: N B BUILDER, 17412 VENTURA BLVD, UNIT 119, ENCIENO CA 91316, COUNTY OF LOS ANGELES. NOAM BOUZAGL00, 17412 VENTURA BLVD, ENCIENO, CA 91316. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/2016. Signed: NOAM BOUZAGL00 as OWNER. This statement is filed with the County Clerk of Los Angeles County on 02/07/2024. 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: 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH157

FICTITIOUS BUSINESS NAME STATEMENT: 2024012084. The following person(s) is/are doing business as: AMERICAN DEFENDABLE CARE. 3940 LAUREL CANYON BLVD UNIT 455, STUDIO CITY CA 91604, COUNTY OF LOS ANGELES. VULIYA LITVAK, 3940 LAUREL CANYON BLVD UNIT 455, STUDIO CITY CA 91604. This business is conducted by: an INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 01/20/2024. Signed: VULIYA LITVAK as OWNER. This statement is filed with the County Clerk of Los Angeles County on 02/20/24. 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: 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH157

SUMMONS  
SUMMONS (CITATION JUDICIAL) CASE NUMBER 23VFL01316  
NOTICE TO RESPONDENT (AVISO AL DEMANDADO): OLLIE JACKSON  
PETITIONER'S NAME IS (EL NOMBRE DEL DEMANDANTE ES): TLUON ROBINSON  
Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una

llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su suelo, dinero y bienes sin más advertencia.  
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.suorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.  
The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District (East), 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el numero de telefono del:

abogado del demandante, o del demandante si no tiene abogado, son):  
Tijon Robinson, 14500 Sherman Court #424, Van Nuys, CA 91405 Tele: (407) 580-4917, Attorney For "In Pro Per"  
Date: 01/28/2024 by David W. Slayton/s/ K. Mkrumyan/ Executive Officer / Clerk of the Court, Deputy Clerk(Assistente)/ Mariyam M. Mordetzky, Commissioner Judicial Officer/ 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH158  
SUMMONS  
SUMMONS (CITATION JUDICIAL) CASE NUMBER: 23VEFL00110  
NOTICE TO RESPONDENT (AVISO AL DEMANDADO): EDWARD MCKENZIE JR  
PETITIONER'S NAME IS (EL NOMBRE DEL DEMANDANTE ES): APRIL CAUDOR  
Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su suelo, dinero y bienes sin más advertencia.  
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.suorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.  
The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District (East), 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el numero de telefono del:

abogado del demandante, o del demandante si no tiene abogado, son):  
Tijon Robinson, 14500 Sherman Court #424, Van Nuys, CA 91405 Tele: (407) 580-4917, Attorney For "In Pro Per"  
Date: 01/28/2024 by David W. Slayton/s/ K. Mkrumyan/ Executive Officer / Clerk of the Court, Deputy Clerk(Assistente)/ Mariyam M. Mordetzky, Commissioner Judicial Officer/ 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH158  
SUMMONS  
SUMMONS (CITATION JUDICIAL) CASE NUMBER: 23VEFL00110  
NOTICE TO RESPONDENT (AVISO AL DEMANDADO): EDWARD MCKENZIE JR  
PETITIONER'S NAME IS (EL NOMBRE DEL DEMANDANTE ES): APRIL CAUDOR  
Tiene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de extensión de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su suelo, dinero y bienes sin más advertencia.  
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.  
The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District (East), 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el numero de telefono del:

abogado del demandante, o del demandante si no tiene abogado, son):  
Tijon Robinson, 14500 Sherman Court #424, Van Nuys, CA 91405 Tele: (407) 580-4917, Attorney For "In Pro Per"  
Date: 01/28/2024 by David W. Slayton/s/ K. Mkrumyan/ Executive Officer / Clerk of the Court, Deputy Clerk(Assistente)/ Mariyam M. Mordetzky, Commissioner Judicial Officer/ 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH158  
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Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.  
The name and address of the court is: (El nombre y dirección de la corte es): Superior Court of California, County of Los Angeles, Northwest Judicial District (East), 6230 Sylmar Ave Van Nuys CA 91401. The name, address and telephone number of the petitioners attorney or the petitioner without an attorney, are (El nombre, dirección y el numero de telefono del:

abogado del demandante, o del demandante si no tiene abogado, son):  
Tijon Robinson, 14500 Sherman Court #424, Van Nuys, CA 91405 Tele: (407) 580-4917, Attorney For "In Pro Per"  
Date: 01/28/2024 by David W. Slayton/s/ K. Mkrumyan/ Executive Officer / Clerk of the Court, Deputy Clerk(Assistente)/ Mariyam M. Mordetzky, Commissioner Judicial Officer/ 02/15/24, 02/22/24, 02/29/24, 03/07/2024 JH158  
SUMMONS  
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PETITIONER'S NAME IS (EL NOMBRE DEL DEMANDANTE ES): APRIL CAUDOR  
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Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services

AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/27/2021 as Instrument No. 20211616111 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 950 OGDEN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY, 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 TRUSTEE'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 describing the land therein: Lot 315 of McNair Place Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per map recorded in Book 27 Page 40 of Maps, in the Office of the County Recorder of said County. 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: 950 N. OGDEN DR. WEST HOLLYWOOD, CA 90046. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$7,702,591.68 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/22/2024 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 JANINA HOAK, TRUSTEE SALE OFFICER 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 on 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 the outstanding lien 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.# 86750. 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 86750 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.

Title Order No. : 95528244 Trustee Sale No. : 86748 Loan No. : 399370491 APN : 5531-007-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/30/2021 . 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 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/3/2021 as Instrument No. 20211791746 in book IVII, page IVII of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1159 FORMOSA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 TRUSTEE'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 describing the land therein: LOT 108 OF WEST HOLLYWOOD TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9, PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 1159 N. FORMOSA AVE., WEST HOLLYWOOD, CA 90046 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808.". 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: \$7,266,623.67 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered

to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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 on 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 the outstanding lien 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.# 86748. 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 86748 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.

Title Order No. : 95528236 Trustee Sale No. : 86752 Loan No. : 399363183 APN : 5530-025-022 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/13/2021 . 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 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/21/2021 as Instrument No. 20211587493 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 7760 ROMAINE, LLC,

A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY, 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 TRUSTEE'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 describing the land therein: LOT 336 OF MCNAIR PLACE TRACT, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE(S) 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. 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: 7760 ROMAINE ST., WEST HOLLYWOOD, CA 90046, "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808.". 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: \$7,569,175.47 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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 on 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 the outstanding lien 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 informa-

tion 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86752. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 86752 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.

Title Order No. : 2385126cad Trustee Sale No. : 86754 Loan No. : 399363174 APN : 5530-018-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/12/2021 . 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 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/14/2021 as Instrument No. 20211551389 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1017 SIERRA BONITA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor PROPERTY ADVANCE, LLC (DBA AUREUS FINANCE), A DELAWARE LIMITED LIABILITY COMPANY , 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 TRUSTEE'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 describing the land therein: Lot 230, Mc Nair Place Tract, in the City of West Hollywood, in the County of Los Angeles, State of California, in Book 22 Page 40 of Maps, in the office of the County Recorder of said County. 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: 1017 N. SIERRA BONITA AVE. WEST HOLLYWOOD, CA 90046 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808.". 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) se-

cured 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: \$2,745,310.41 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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](http://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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86754. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 86754 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.

Title Order No. : 2385733cad Trustee Sale No. : 86757 Loan No. : 399370503 APN : 5530-014-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2021 . 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 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/8/2021 as Instrument No. 20211823303 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1013 GENESEE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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 TRUSTEE'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 describing the land therein: Lot 141 of Mc Nair Place Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per Map recorded in Book 22 Page 40 of Maps, in the office of the County recorder of said County. 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: 1013 N. GENESEE AVE., WEST HOLLYWOOD, CA 90046 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA. 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: \$7,383,890.94 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/24/2024 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](http://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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86757. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 86757 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.

Title Order No. : 95528245 Trustee Sale No. : 86756 Loan No. : 399370494 APN : 4352-001-014 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/30/2021 . 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 2/27/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/6/2021 as Instrument No. 20211802878 in book III, page IIII of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1866 HEATHER WAY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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 TRUSTEE'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 describing the land therein: LOT 13 OF TRACT NO. 10926, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 206, PAGE(S) 37 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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: 1866 HEATHER WAY BEVERLY HILLS, CA 90210 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808. 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: \$724,158.05 (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: 1/25/2024 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 on 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 the outstanding lien 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.# 86756. 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 86756 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.

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 23-00329-2FNT Loan No: \*\*\*\*3084/9212 EHI BH, LLC APN 4332-001-001 and 4332-001-002 YOU ARE IN DEFAULT UNDER A CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING DATED DECEMBER 14, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN

EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 21, 2024, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Construction Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing recorded on December 17, 2021, as Instrument No. 20211878315 of official records in the office of the Recorder of Los Angeles County, CA, executed by: 9212 EHI BH, LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of BUCHANAN MORTGAGE HOLDINGS, LLC, a Delaware limited liability company, as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", 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: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND"). EXHIBIT "A" LOTS 1163 AND 1164 OF TRACT NO. 6380, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 11 TO 20 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. 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 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 23-00329-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary, which property is more particularly described in Exhibit "B" hereto. EXHIBIT "B" "Mortgaged Property" means all estate, right, title, interest, claim and demand whatsoever which Trustor now has or hereafter acquires, either in law or in equity, in possession or expectancy, of, in and to (1) the real property located in the County of Los Angeles, State of California, and described in Exhibit "A" attached hereto and made a part hereof (the "Land"), (2) all buildings, structures and other improvements, now or at any time situated, placed or constructed upon the Land (the "Improvements"), (3) all materials, supplies, appliances, equipment (as such term is defined in the UCC), apparatus and other items of personal property now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, and water, gas, electrical, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "Fixtures"), (4) all goods, inventory, accounts, general intangibles, software, investment property, instruments, letters of credit, letter-of-credit rights, deposit accounts, documents,

chattel paper and supporting obligations, as each such term is presently or hereafter defined in the UCC, and all other personal property of any kind or character, now or hereafter affixed to, placed upon, used in connection with, arising from or otherwise related to the Land and Improvements or which may be used in or relating to the planning, development, construction, financing or operation of the Mortgaged Property, including furniture, furnishings, equipment, machinery, money, insurance proceeds, accounts, contract rights, software, trademarks, goodwill, promissory notes, electronic and tangible chattel paper, payment intangibles, documents, trade names, licenses and/or franchise agreements, rights of Trustor under leases of Fixtures or other personal property or equipment, inventory, all building materials, equipment, work in process or other personal property of any kind, whether stored on the Land or elsewhere, which have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Land or Improvements, all refundable, returnable or reimbursable fees, deposits or other funds or evidences of credit or indebtedness deposited by or on behalf of Trustor with any governmental authorities, boards, corporations, providers of utility services, public or private, including all refundable, returnable or reimbursable tap fees, utility deposits, commitment fees and development costs, and commercial tort claims arising from the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (the "Personalty"), (5) all reserves, escrows or impounds required under the Loan Agreement and all deposit accounts (including accounts holding security deposits subject to tenant's rights thereto) maintained by Trustor with respect to the Mortgaged Property, (6) all plans, specifications, shop drawings and other technical descriptions prepared for construction, repair or alteration of the Improvements, and all amendments and modifications thereof (the "Plans"), (7) all leases, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant a possessory interest in, or the right to use, all or any part of the Mortgaged Property together with all related security and other deposits, and any and all lease guaranties, letters of credit and any other credit support given by any guarantor in connection with any of the Leases (collectively, the "Leases"), (8) all of the rents, revenues, income, proceeds, profits, security and other types of deposits, lease cancellation payments and other benefits paid or payable by parties to the Leases other than Trustor for using, leasing, licensing, possessing, operating from, residing in, selling, terminating the occupancy of or otherwise enjoying the Mortgaged Property (the "Rents"), (9) all Material Agreements, all Project Contracts and other agreements, such as construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, permits, licenses, certificates and entitlements in any way relating to the development, construction, use, occupancy, operation, maintenance, enjoyment, acquisition or ownership of the Mortgaged Property (collectively, the "Property Agreements"), (10) all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing, and all right, title and interest, if any, of Trustor in and to any streets, ways, alleys, strips or gores of land adjoining the Land or any part thereof, (11) all present and future accessories, additions, attachments, replacements and substitutions of, for or to any of the foregoing and all proceeds and products thereof, (12) all insurance policies (regardless of whether required by Beneficiary), unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Trustor, (13) all mineral, water, oil and gas rights relating to all or any part of the Mortgaged Property, and (14) any awards, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements, Fixtures or Personalty. As used in the Deed of Trust, the term "Mortgaged Property" shall mean all or, where the context permits or requires, any portion of the above or any interest therein, wherever located. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE, SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY/OR ANY OTHER LOAN DOCUMENTS. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole

election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is", "where is". The real 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: **9212 W Olympic Blvd, Beverly Hills, CA** The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). 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 \$21,666,590.12 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: January 24, 2024 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00329-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-0114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4808001 02/01/2024, 02/08/2024, 02/15/2024

#### SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso):  
30-2023-01334704-CU-CL-CJC

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): HOOMAN NISSANI, an individual; SEAN LEONI, an individual; JALIL RASHTI, an individual; BABAK SARRAF, an individual; NBA AUTOMOTIVE, INC., a California corporation; RHC AUTOMOTIVE, INC., a California corporation; R&H AUTOMOTIVE, INC., a California corporation; RHH AUTOMOTIVE, INC., a California corporation; RHN, INC., a Delaware corporation; H.S.K. INVESTMENTS, LLC, a California limited liability company; and DOES 1 through 10, inclusive

YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): WOODFOREST NATIONAL BANK, a national banking association

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California

Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

**¡AVISO!** *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*

*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*

*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*

The name and address of the court is (*El nombre y dirección de la corte es*): Superior Court of California, County of Orange Central Justice Center, 700 Civic Center Dr.; Santa Ana, CA 92701

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (*El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es*): Christopher O. Rivas, Reed Smith LLP; 355 S. Grand Ave., Suite 2900, Los Angeles, CA 90071 Phone: 213-457-8000

DATE (Fecha): 07/05/2023

DAVID H. YAMASAKI, EXECUTIVE OFFICER/CLERK OF COURT, Clerk (*Secretario*), by K. CLIMER, Deputy (*Adjunto*)

2/1, 2/8, 2/15, 2/22/24

**CNS-3778489#**

Title Order No. : 05949819 Trustee Sale No. : 86878 Loan No. : 399360621 APN : 5530-018-019 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/24/2021 . 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 2/28/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/30/2021 as Instrument No. 20211487908 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1011 SIERRA BONITA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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

TRUSTEE'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 describing the land therein: LOT 229 OF MCNAIR PLACE, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22 PAGE(S) 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD. 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: 1011 N SIERRA BONITA AVE LOS ANGELES, CA 90046 "VACANT LAND" Directions to said land may be obtained by submitting a written request within ten(10) days from the first publication of this notice to: California TD Specialists 8190 East Kaiser Blvd., Anaheim Hills, California 92808. 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: \$3,498,968.38 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 2/1/2024 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](http://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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86878. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 86878 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.

Title Order No. : 2389618cad Trustee Sale No. : 86877 Loan No. : 399363168 APN : 5530-002-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/21/2021 . 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 2/28/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/30/2021 as Instrument No. 20211490657 in book N/A, page N/A of official records in the Office of the Recorder of Los Angeles County, California, executed by: 1153 OGDEN, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor AUREUS FINANCE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY , 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 TRUSTEE'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 describing the land therein: Parcel 1: Lot 80 of Hollywood Valley View Tract, in the City of West Hollywood, County of Los Angeles, State of California, as per map recorded in Book 10, Page 192 of Maps, in the Office of the County Recorder of said County. Parcel 2: That portion of Lot "B" of Hollywood Valley View Tract, as per map recorded in Book 10, Page 192 of Maps, in the Office of the County Recorder of said County, described as follows: beginning at the most northerly corner of Lot 64 of said Hollywood Valley View Tract; thence northerly along the northerly prolongation of the easterly line of said Lot 64 to the westerly prolongation of the northerly line of Lot 80 of said Hollywood Valley View Tract, thence easterly along said westerly prolongation to the southeasterly line of said Lot "B"; thence southwesterly along said south easterly line to the point of beginning. 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: 1153 N. OGDEN DRIVE , WEST HOLLYWOOD, CA 90046, "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808.". 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: \$3,737,494.28 (Estimated). Accrued interest

and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 2/2/2024 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](http://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 on 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 the outstanding lien 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](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86877. 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](http://www.STOXPOSTING.com), using the file number assigned to this case 86877 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.

**NOTICE INVITING RESPONSES TO REQUEST FOR QUALIFICATIONS/ PROPOSALS FOR LEASE-LEASE-BACK SERVICES**

NOTICE IS HEREBY GIVEN that the BEVERLY HILLS UNIFIED SCHOOL DISTRICT ("District") of Los Angeles County, California, acting by and through its Governing Board, issues a Request for Qualifications and Proposals ("RFQ/P") for Lease-Leaseback ("LLB") construction services (Ed. Code, § 17406, et seq.) from qualified firms, associations, persons, or professional organizations ("Contractor(s)") to submit proposals and

to provide preconstruction and construction services (collectively, "Services") for the following project ("Project"):

#### **Lease-Leaseback Services for Beverly Hills High School Building C (Athletics) Project**

The estimated total Project cost is **\$50,000,000**

Proposals require interested Contractors to submit:

- A PQBids **Prequalification Questionnaire** ("Prequalification Questionnaire"), which can be accessed at: <https://pqbids.com/beverlyhills/>; (Click the link titled "Click here to sign-up as an AB2031 contractor" and complete the sign-up and prequalification process) and

- A response to the **"Proposal"** section (Section 4.4) in the RFQ/P (**"Proposal"**).

Prequalification Questionnaires shall be due no later than **11:59 P.M. on February 26, 2024**.

Proposals shall be due no later than **2:00 P.M. on March 14, 2024**.

The District invites Contractors to submit a proposal to perform the Services for the Project, consistent with the Lease-Leaseback (LLB) delivery method (Ed. Code, § 17406.)

The selected Contractor will enter into a LLB contract and perform preconstruction services for a project. Upon establishment of the GMP, the parties will amend the LLB contract and include the GMP for the construction of a project. The District is not bound to accept the Contractor's Proposed GMP, and the award of a contract and performance of preconstruction services does not guarantee that the Contractor and the District will agree to a cost for the construction of the project.

The District highly recommends that interested Contractors immediately complete the Prequalification Questionnaire to ensure eligibility. If you have questions regarding this process, please contact Joy Jacobs ([joy.jacobs@fonder-salari.com](mailto:joy.jacobs@fonder-salari.com)). You may also contact PQBids with technical support questions at [info@PQBids.com](mailto:info@PQBids.com).

Interested Contractors shall have experience with the construction of public-school facilities and in working with the Office of Public-School Construction, the Division of the State Architect, and Title 24 of the California Code of Regulations.

To be eligible to submit a proposal, pursuant to Labor Code sections 1725.5 and 1771.1, Contractors and subcontractors that wish to submit or be listed in a bid, proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. The Project is subject to compliance monitoring and enforcement by the DIR. Each general contractor, must be properly licensed, including to the extent applicable, by the California Contractors State License Board and registered with the Department of Industrial Relations as required by law. A Contractor that is selected during the RFQ/P process will be required to comply with the Labor Code prevailing wage requirements and the District's bonding and insurance requirements.

Proposals must conform and be responsive to this invitation and the RFQ/P. Copies of the RFQ/P may be obtained electronically at the following:

DISTRICT WEBSITE:  
[https://www.bhusd.org/apps/pages/index.jsp?u-REC\\_ID=41863&type=d&pREC\\_ID=205743](https://www.bhusd.org/apps/pages/index.jsp?u-REC_ID=41863&type=d&pREC_ID=205743)

**There will be a mandatory RFQ/P Conference meeting at 10:00 A.M. on February 21, 2024, at Beverly Hills Unified School District, Board Room, 255 S. Lasky Drive, Beverly Hills, CA 90212.**

Dates of Advertisement: February 8, 2024 & February 15, 2024

**NOTICE OF TRUSTEE'S SALE** TS No. **CA-23-969519-SH** Order No.: **230531961-CA-DTI** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code

and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **GENNADY MOSHKOVICH, AN UNMARRIED MAN** Recorded: 5/9/2006 as Instrument No. 06 1018732 and modified as per Modification Agreement recorded 4/1/2009 as Instrument No. **20090468353** and modified as per Modification Agreement recorded 3/27/2008 as Instrument No. 20080527901 of Official Records in the office of the Recorder of **LOS ANGELES** County, California; Date of Sale: **4/9/2024 at 10:00 AM** Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766** Amount of unpaid balance and other charges: **\$5,323,594.73** The purported property address is: **911 LOMA VISTA DRIVE, BEVERLY HILLS, CA 90210** Assessor's Parcel No.: **4391-036-020** **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 **916-939-0772** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-23-969519-SH**. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 **916-939-0772**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-23-969519-SH** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale

shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318** QUALITY LOAN SERVICE CORPORATION . TS No.: **CA-23-969519-SH** IDSPub #0200903 2/22/2024 2/29/2024 3/7/2024

APN: 4382-007-003 TS No: CA08001279-23-1 TO No: 230486682-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 29, 2018. 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 March 14, 2024 at 10:00 AM, behind the fountain located in the Civic Center Plaza, 400 Civic Center Plaza, Pomona CA 91766, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 31, 2018 as Instrument No. 20180103734, of official records in the Office of the Recorder of Los Angeles County, California, executed by EH FONG CHUA, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HSBC BANK USA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2870 BENEDICT CANYON DRIVE, 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,851,027.61 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of

the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08001279-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08001279-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 9, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001279-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 100033, Pub Dates: 2/15/2024, 2/22/2024, 2/29/2024, BEVERLY HILLS WEEKLY

#### **NOTICE CALLING FOR REQUEST FOR PROPOSAL (RFP) BEVERLY HILLS UNIFIED SCHOOL DISTRICT**

##### **Invitation to Submit Proposals**

Notice is hereby given that the Beverly Hills Unified School District, acting by and through its Governing Board, will receive sealed proposals up to but **no later than 2:00 p.m. on the 8th day of March, 2024** for:

Request for Proposal No. 2324-PUR015 – Kosher Vended Meals

Services that the District may require will consist of furnishing kosher school lunch meals in accordance with United States Department of Agriculture (USDA) regulations and guidelines as well as State of California Department of Education policies and guidelines.

Each bidder will be required to furnish and maintain Commercial General Liability Insurance, endorsed naming the District as "additional insured," Comprehensive Automobile Liability Insurance, and Workers' Compensation Insurance.

Proposals shall be received in the District's Purchasing Department located at: Beverly Hills Unified School District, 255 S. Lasky Drive, Beverly Hills, CA 90212.

This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Proposal. The Bidder is advised that all inquiries and clarifications about the RFP documents, specifications, etc., shall be submitted to the District in writing no later than **February 27, 2024, 4:00 p.m.** The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be emailed to: Gilda Keshishyan, Director of Purchasing, at [GKeshishyan@bhUSD.org](mailto:GKeshishyan@bhUSD.org).

The Proposal package, required forms, and other components of this request for proposal may

be obtained from the District's website at [https://www.bhUSD.org/apps/pages/index.jsp?uREC\\_ID=31867&type=d&pREC\\_ID=1074500](https://www.bhUSD.org/apps/pages/index.jsp?uREC_ID=31867&type=d&pREC_ID=1074500).

Any proposal not received by the time and date specified above at the above location will not be accepted and will be returned unopened.

Ad dates: February 14 and 21, 2024

#### NOTICE OF BID

NOTICE IS HEREBY GIVEN that Beverly Hills Unified School District, acting by and through its Board of Education, hereinafter the "District" will receive up to, but not later than, 2:00 PM on March 14, 2024, sealed bids for the procurement of the following:

#### Bid No. 2324-PUR018 – WIRELESS NETWORK INFRASTRUCTURE EQUIPMENT AND SERVICES

All bids shall be made and presented on a form furnished by the District. Bids shall be received in the Purchasing Department, Beverly Hills Unified School District, 255 S. Lasky Drive, Beverly Hills, CA 90212 and shall be opened and publicly read aloud at the above stated time and place.

Each bid must conform with and be responsive to the bid documents, copies of which are on file and may be obtained from the office of Procurement and Contract Services. Bid documents will

also be available at [bhUSD.org](http://bhUSD.org). Each bid shall be accompanied by the security and all forms referred to in the contract documents.

There is **NO mandatory bidder** conference for this bid.

No Withdrawal of Proposals. No Bidder shall withdraw its Proposal for a period of ninety (90) days after the award of the Contract by the District's Board of Education. During this time, all Bidders shall guarantee prices quoted in their respective Proposals, and as it relates to E-Rate parameters.

Waiver of Irregularities. The District reserves the right to reject any or all Proposals or to waive any irregularities or informalities in any Proposal or in the bidding.

E-rate Requirements. The project is contingent upon the approval of funding from the USAC's Schools and Libraries E-rate Program. The District may or may not proceed with the project, in whole or in part, even in the event E-rate funding is approved. Execution of the project, in part or in whole, is solely at the discretion of the District. Bidders wishing to bid may do so solely at their own risk. The District is not liable or responsible for any costs, loss, fees, or expenses, of any kind, associated with bid and/or a decision not to proceed with the project, even after award of the contracts. By submitting a proposal, each bidder agrees to bear all of its own costs, fees, expens-

es, and losses, of any and all kind, should the District cancel the project.

Inquiries and Clarifications. This document is for informational purposes and shall not relieve the Bidder of the requirements to fully become familiarized with all the factors affecting the Project and Proposal. The Bidder is advised that all inquiries and clarifications about the bid documents, specifications, etc., shall be submitted to the District in writing no later than February 13, 2024, 4:00 p.m. The District will respond at its earliest possible opportunity. Verbal communication by either party with regard to this matter is invalid. Inquiries shall be made via email to Gilda Keshishyan at [GKeshishyan@bhUSD.org](mailto:GKeshishyan@bhUSD.org).

#### Estimated Timeline of Events:

Event	Date and Time
Advertisement:	February 15 and 22, 2024
E-rate Form 470:	February 15, 2024
Last day to submit questions:	March 5, 2024, 4:00 p.m.
Proposal Submittal Date:	March 14, 2024
Board Approval:	March 26, 2024

Gilda Keshishyan, Director of Purchasing  
BEVERLY HILLS UNIFIED SCHOOL DISTRICT  
Los Angeles County, State of California  
FOR: The Board of Education  
Ad dates: February 15 and 22, 2024

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

#### 100- ANNOUNCEMENTS

**GOLD HAWK FAREWELL SALE**  
End of Lease  
Everything Must Go!  
UP TO 80% OFF  
9408 Brighton Way  
Beverly Hills  
424-278-1034  
[goldhawkclothing.com](http://goldhawkclothing.com)  
Instagram: @goldhawk\_

**NO DOC 2nd Mortgage or HELOC.**  
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units.  
Contact (310) 737-8420.  
NMLS#469849 DRE#01105429 (Cal-SCAN)

Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.  
1-209-204-1404  
[Sportscardliquidator@yahoo.com](mailto:Sportscardliquidator@yahoo.com)

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](http://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)

**FREON WANTED:** We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit [RefrigerantFinders.com](http://RefrigerantFinders.com) (Cal-SCAN)

#### 115-CEMETERY

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](mailto:1bigdoggie@gmail.com).

#### 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)

#### 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](http://www.adoptionsfirst.com) (Cal-SCAN)  
1-844-653-7402 (Cal-SCAN)

#### 263-PETS

**Adorable Male AKC Yorkie puppy 8 weeks old.** Shots ready to go will make a great gift \$3500. 972-693-1070

**Fabulous Furry Bundles of Joy Maltese Puppies For Sale**  
Call Lesly - 310-702-8060

#### 310-HOUSESITTING

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

#### 400-REAL ESTATE

**KC BUYS HOUSES**  
Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060 (Cal-SCAN)

#### 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](http://www.viploan.com) Call 1-818-248-0000. Broker-principal DRE 01041073. No consumer loans. (Cal-SCAN)

**NO DOC 2nd Mortgage or HELOC.**  
Loans from \$30,000 to \$2M. No Tax Returns and No W2s. Good for SFRs, 1-4 units. Contact (310) 737-8420. NMLS#469849 DRE#01105429 (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.

#### 501-HELP WANTED

Marketing Director  
Jobsite: Beverly Hills, CA  
Email resumes to [sg@luxuryline.com](mailto:sg@luxuryline.com)

**TRANSLATOR** (Beverly Hills, CA), Translate legal, civil, & medical docs. Brazilian Port req'd. Sal: \$43,202/yr. Send res to: RC Business, 8484 Wilshire Bl Ste #430, Beverly Hills, CA 90211

#### 800-LOANS

**BELLGRAPH COMMERCIAL LOANS**  
No bank loan?  
Commercial and 2-4 SFR properties  
Interest 7.125%

310-508-9758 - Direct

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**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  
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#### 955-AUTOS WANTED

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**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](mailto: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)

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# 2519 CHISLEHURST PL, LOS FELIZ

OFFERED FOR \$8,495,000

Jennifer Okhovat  
& ASSOCIATES



Breathtaking views, remarkable finishes, and utmost privacy characterize The Chislehurst Estate. This celebrity-owned retreat in Los Feliz boasts meticulous remodeling with exquisite attention to detail. Luxury abounds with features like a gourmet kitchen, marble fireplaces, Venetian plaster walls, spa-like baths, and smart-home functionality. The residence, set back with a long driveway, ensures privacy and ample parking. Upon entry, Venetian plaster details exude timeless elegance. The state-of-the-art kitchen, equipped with top-of-the-line appliances, extends to an outdoor kitchen space. Spacious living areas seamlessly flow for intimate gatherings or grand entertaining. The exterior boasts a lavish pool with breathtaking city views.



**JENNIFER OKHOVAT**  
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