

# Beverly Hills Weekly

ALSO ON THE WEB  
[www.bhweekly.com](http://www.bhweekly.com)

SERVING BEVERLY HILLS • BEVERLYWOOD • LOS ANGELES

Issue 1284 • May 9 - May 15, 2024



## City Council Consolidates Design Review Commission with the Architectural Commission

cover story • page 7



Community Services

# Beverly Hills Art Show

May 18 & 19

## A FREE EVENT

235 artists on 4 blocks in Beverly Gardens Park  
9439 Santa Monica Blvd, Beverly Hills, CA 90210  
[beverlyhills.org/artshow](http://beverlyhills.org/artshow)



Art by Patricia Sablak Korzec

## THE CITY OF BEVERLY HILLS HAS LAUNCHED A NEW WEBSITE AND CUSTOMER RELATIONS PROGRAM!



The City has launched its new website that features improved functionality, easy navigation and at-a-glance information about City news and events. Additionally, the City has launched its **askBH** customer relations program designed to

provide the community with one point-of-contact for non-emergency assistance. You can request information and services, report issues and concerns and receive updates when your requests have been resolved.

If the askBH team doesn't know the answer, we'll get you to the right people.

Please continue to use 911 for emergency assistance.

### askBH COMMON REQUESTS:

- Register for camps and classes, reserve park amenities.
- Report potholes, sidewalk and streetlight issues, fallen trees and limbs.
- Request bulky item pickups, extra pickups, start or stop commercial trash service.
- Information and status on fire and building permits, inspection appointments and plan checks.
- And more! Visit [beverlyhills.org/askbh](http://beverlyhills.org/askbh).



Visit our NEW website at [beverlyhills.org](http://beverlyhills.org)!

### CONTACT THE askBH TEAM THESE 3 WAYS:



Email: [askBH@beverlyhills.org](mailto:askBH@beverlyhills.org)



Online/City of Beverly Hills Mobile App: **askBH** (formerly AskBev)



Phone: 310-285-1000

# REQUEST • REPORT • RESOLVE



## 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

# Beverly Hills Weekly

Issue 1284 • May 9 - May 15, 2024  
 Beverly Hills Weekly Inc.

Founded: October 7, 1999  
 Published Thursdays

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

www.bhweekly.com

**Publisher & CEO**  
 Josh E. Gross

**Reporter**  
 Danielle Berjikian

**Sports Editor**  
 Steven Herbert

**Contributing Editor**  
 Rudy Cole  
 (1925-2013)

**Legal Advertising**  
 Mike Saghian  
 Eiman Matian

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

editor@bhweekly.com  
 All staff can be reached at:  
 first name @bhweekly.com  
 Unsolicited materials will not be returned.  
 ©2024 Beverly Hills Weekly Inc.

**1 year subscriptions are available.**

Sent via US Mail

**\$75 payable in advance**

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



OUR DATA SPEAKS VOLUMES



Music producer Wayne Jobson, Sebastian Serrell Watts, Producer Jen Liu, Writer/Producer Becca Topol, Adam McCook, SPN founder Heidi Jo Markel, Jennilyn Abrot, Elizabeth Much of Collective PR, Lisa Goldsmith

### Stop Poaching Now Celebrates Global E-Race Extinction Event

Stop Poaching Now, a global charity that is devoted to eradicating the poaching of wildlife in Asia and Africa through awareness and education, held a celebration to culminate E-Race Extinction events with a performance by One Love reggae artist Jah Faith, on April 28 at Amici.

## briefs

### Zbur Requests Federal Civil Rights Investigation of UCLA

Assembly Democratic Caucus Chair Rick Zbur (D-Los Angeles) sent a formal letter to the Department of Education's Office for Civil Rights last week and requested an immediate investigation into potential violations of Title VI of the Civil Rights Act of 1964 at UCLA and swift action to prevent any further violations of students' civil rights.

Specifically, Zbur cited incidents in which demonstrators have engaged in discriminatory harassment of Jewish students and denied equal access to campus facilities based on their actual or perceived race or national origin.

"I am alarmed and extraordinarily disappointed that the University allowed the situation to deteriorate with seemingly little regard for Jewish and Israeli-American students' personal safety and their civil rights as enrolled students," wrote Zbur. "These incidents are well-documented, and UCLA's administration has acknowledged their awareness of the incidents. Still, they have refused to take sufficient action to protect students' civil rights under Title VI. Following numerous failures to protect its Jewish and Israeli-American students, the University subsequently failed to protect students in the encampment from an attack on Tuesday night."

Zbur also urged the UC Board of Regents to initiate an independent investigation into UCLA's failure to provide adequate security to protect students' safety, including the delayed law enforcement response to a violent attack against the students participating in the encampment.

The U.S. Department of Education's Office for Civil Rights enforces Title VI in public and federally funded schools.

"On all accounts, UCLA has failed to



Assembly Republican Leader James Gallagher, Former U.S. Congressman Alan Lowenthal, former Mayor Lili Bosse, Assemblymember Rick Zbur, Assembly Speaker Robert Rivas

### Assemblymember Zbur Honors Bosse

Assemblymember Rick Zbur (D-Los Angeles) presented former Mayor Lili Bosse with a Yom HaShoah Honoree Commendation on May 3. Bosse is the descendant of Rose Orenstein Toren, a Holocaust survivor.

"I feel overwhelmed to be the honoree recipient by Assemblymember Rick Zbur in Sacramento's Capital with the California Jewish Caucus for Holocaust Remembrance Day. As a daughter of an Auschwitz survivor, this year more than ever, this recognition deeply pierced my soul. As the world feels surreal and eerily familiar as we hear 'Go Back To Poland' and 'Final Solution' on college campuses, antisemitism is in a state of emergency to which I never imagined I'd experience in my lifetime. Holocaust Remembrance Day is sacred. I am grateful to those who are using their voices to drown out the darkness and spread light. We are resilient and will persevere. I am forever grateful to Assemblymember Zbur for honoring me, my family and all the ancestors before me. I will never stop speaking out. Ever," Bosse said.

uphold its most important responsibility, which is to protect the safety, well-being, and civil rights of all of its students. Freedom of speech and freedom to peacefully protest are fundamental pillars of our democracy — but violence, harassment, and intimidation are not speech and have no place on campus or anywhere. I urge the U.S. Department of Education and the UC Regents to conduct investigations into the University's failure and hold those responsible accountable. This can never be allowed to happen again," added Zbur.

### Planning Commission to Hold Study Session on A-frame Signage

The Planning Commission is expected to hold a study session to discuss potential regulations for a-frame signage; and provide direction to city staff on whether to prepare a draft ordinance to be presented at a future hearing, at its Thursday meeting.

Portable signage is a type of business sign that is typically moveable and not affixed to the ground. This type of sign is

briefs cont. on page 4

briefs cont. from page 3

often used to advertise special information for the business, such as specials or a sale.

“Although some believe this type of sign can help create a pedestrian-oriented, quaint neighborhood feeling in commercial districts and act as a valuable resource for businesses, others believe this can create visual clutter and blight. While portable signage can provide necessary business information, especially for advertising time-sensitive information, these signs can also present a potential conflict for the use of the public right-of-way, amongst other concerns,” according to a city staff report.

There are certain types of signs for which a permit may be issued over the counter, however, if a sign does not comply with certain requirements, the ap-

plicant would need to apply for a sign accommodation from the Architectural Commission, according to a city staff report.

Currently, the Municipal Code does not explicitly allow this type of sign. However, the temporary OpenBH program that was intended to aid businesses to adapt to the pandemic by easing certain restrictions, allowed restaurants to utilize a-frame signage. Although a permanent open air dining program has already been developed to incorporate certain OpenBH standards, the topic of allowing these signs was not previously discussed. Thus, this study session is intended to provide an initial discussion regarding whether there is interest in creating permanent regulations in the public right-of-way.

There are several concerns associated with the use of these signs. This includes the potential for over-use of signage if these signs are allowed in addition to existing signage allowances. Another concern with the use of these signs are the potential safety hazards and potential for conflicts with sidewalk usage.

No new regulations will be adopted by the Planning Commission at this session, however, staff will return at

a future meeting with a draft ordinance, if directed by commissioners.

### City Council Approves Appropriating for Extended Flag Installation

The City Council approved a General Fund appropriation of \$17,150 associated with the extended installation for the temporary art display of 1,400 international flags to honor those who lost their lives during the attack by Hamas on Oct. 7, at its Tuesday meeting.

The concept consists of one flag for each life lost, with each flag being representative of the nationality of the individual.

The City Council previously directed to continue the installation through May 14 in honor of Yom Ha'atzmaut, Israel's national day commemorating the Israeli Declaration of Independence.

### Waters Appointed as New Principal for Beverly Vista Middle School

Rich Waters has been appointed as the next Principal of Beverly Vista Middle School.

At BHUSD, Waters has served as an athletic assistant, playground aide, substitute teacher, school security, basketball, track, and volleyball coach and consistently since 2001, as a teacher, interim



Rich Waters

principal, and assistant principal. “I have personally worked with Mr. Waters for over 7 years and he is undoubtedly one of the most well-known and beloved leaders in our District and throughout our extended Beverly Hills community. His care for student success transcends the gates of BVMS and carries into the future of every person he meets. Mr. Waters’ deep connection to our community and his outstanding dedication to education have made him a standout member of our faculty for decades. He has consistently demonstrated a keen ability to inspire trust and enthusiasm among students and staff, fostering an environment that values collaborative learning and growth,” Superintendent Michael Bregy said.

Waters is a 1985 Beverly High graduate.

### The Wallis Appoints Daphna Nazarian As New Board Chair

The Wallis Annenberg Center for the



Board of Education President Mandy Stern and Superintendent Michael Bregy

### Horace Mann Holds Spring Carnival

Horace Mann Elementary School PTA celebrated its Spring Carnival on March 3. The event was sponsored by realtor Michael Libow.

Performing Arts has selected Daphna Nazarian as the Chair of the organization’s Board of Directors, after previously serving as Executive Vice Chair.

Nazarian has been a member of The Wallis since 2016, and was selected as the Executive Vice Chair of the Board in Oct. 2023. Notably, Nazarian has served as Co-Chair of the Development Committee, alongside Stephanie Vahn. Previously held by Michael Nemroff since 2017, who will now be transitioning to Chair of the Executive Committee, Nazarian oversees a team of 34 board members across various committees who, together with Executive Director & CEO Robert van Leer, will guide the organization as it steps into a new era.

“I am deeply grateful to both this organization and to Wallis Annenberg herself, who serves as a true inspiration as one of the pioneering female leaders dedicated to philanthropy in the arts. The Wallis stands as a dynamic hub for various art forms, welcoming artists from diverse backgrounds,” stated Daphna Nazarian, Chair of The Wallis. “Stepping into this role after the remarkable leadership of Michael Nemroff, who adeptly guided us through the challenges of the COVID-19 pandemic, I feel humbled by the legacy before me. I am committed to following in his footsteps and leveraging my unique perspective to further enhance cultural connectivity through the arts education – fostering bonds within our local community, across the nation, and around the globe.”

During her time on the Board, Nazarian has taken lead at numerous *The Wallis Delivers* galas, acting as co-chair for Al Fresco Night in 2021 and *DreamBuilders* in 2020. Additionally, she contributed to the host committee for various events, including *Mancini Delivered: A Musical Tribute to Ginny and Henry Mancini* in 2017, *A Tale of Two Sisters* honoring Debbie Allen and Phylicia Rashad in 2018, *An Evening of Wicked Fun* honoring Stephen Schwartz in 2019, and *An Evening with Shelli and Irving Azoff* in 2022.



Portable Signage Examples from City Staff Report

## NOTICE OF COMMISSION VACANCIES

**CHARITABLE SOLICITATIONS COMMISSION**  
(One vacancy, term begins July 1, 2024)

**CULTURAL HERITAGE COMMISSION**  
(One vacancy, term begins July 1, 2024)  
(One vacancy, term begins January 1, 2025)

**\*ARCHITECTURAL COMMISSION**  
(One vacancy, term begins January 1, 2025)

**ARTS AND CULTURE COMMISSION**  
(One vacancy, term begins January 1, 2025)

**HEALTH AND SAFETY COMMISSION**  
(One vacancy, term begins January 1, 2025)

**TRAFFIC AND PARKING COMMISSION**  
(One vacancy, term begins January 1, 2025)

**DEADLINE TO APPLY FOR THE ABOVE COMMISSION IS ON  
FRIDAY, MAY 17, 2024 AT 5:00 P.M.**

\*Architectural Commission: position must be filled by an architect, Beverly Hills residency not required for this vacancy.

For more information on the Commission positions and to apply online, please visit the City's website at [www.beverlyhills.org/applyforacommission](http://www.beverlyhills.org/applyforacommission) or call the City Clerk's Office at (310) 285-2400 to obtain the application form by mail or e-mail. Selected applicants will be required to complete a background check.

Huma Ahmed  
City Clerk

briefs cont. on page 6



# guestcolumn

By Peter Ostroff

## How I Got to Beverly Hills

In April 1969, after law school and a few misadventures in Australasia and the far east, I came to Southern California to look for two things: a job and a beach.

After four winters in Chicago (which, as you likely know, is not a place fit for human habitation unless your idea of a fashion statement involves a parka and earmuffs), the beach was a priority. And I found one – La Costa Beach in Malibu. As an incidental matter, I found an apartment at 22147 Pacific Coast Highway, on the hillside of PCH, not the beach side. It was a small apartment, one bedroom, fully furnished with all utilities included for \$140/month. (I had to do some scraping for the security deposit.) And it was a time of body surfing and beach volleyball. In addition I wasted some time as well.

I found a job with a law firm in downtown Los Angeles but this column is not about that except for a few sentences for context. Twenty years later, the young lawyer who hired me, **Dick Riordan**, became the Mayor of Los Angeles. A year or so earlier, I had been introduced to **Warren Christopher** (who later became the United States Secretary of State under President Carter and much later than that became my close neighbor when he lived on Monte Cielo Drive). He introduced me to **Judge Shirley Hufstедler**, the first woman to serve on a federal Court of Appeal. She offered me a job as one of her two law clerks. I jumped to accept this very prestigious position which was far beyond my limited academic achievements. She was later, in 1979, appointed by President Carter to be the first Secretary of Education and would likely have been the first woman on the United States Supreme Court but President Carter was not re-elected so this didn't work out.

OK, enough name-dropping.

In the summer of 1969, apart from the beach and work activities mentioned above, I had to study for the California Bar Exam. In those days, this was an ordeal that involved night classes after work all summer long followed by a three day exam at the end of August. Two years earlier I had done this in Chicago. But California was different.

Let me give you an example. In 1969, the beach side of PCH was not built up into the wall to wall \$10M beach cottages that exist today. So I could cross the highway, go thru a hole in the fence and be on an empty beach. Just me and my outlines of California law. And that is exactly what I would do to study for the California Bar Exam.

One afternoon, I was focused no doubt

on California community property law, sitting on an empty part of the beach next to a magnificent beach house owned by **Doris Day**. It was inhabited by Ms. Day's son **Terry Melcher** and his girlfriend. His girlfriend was a woman who I thought was then the most beautiful woman in the world, **Candice Bergen**. Not the Candice Bergen of "Murphy Brown" but the Candice Bergen of the 1967 **Claude Lelouch** film "Live for Life." Don't miss it.

So I was sitting there, reading my community property outline when Ms. Bergen came out of the house onto the beach. And she was wearing a bikini and a diaphanous robe and had a small monkey – a small monkey!! – riding on her shoulder. Now, lamentably, there is nothing more to this story except that my reaction was "Wow did I ever make the right decision in moving to Los Angeles rather than resuming my legal career in Chicago."

I still feel the same way.

Well, time went by and in a few years I had a wife, **Carol**, and a young son and the surfing days were over. In early 1972, I bought my first house in the Big Rock Mesas section of Malibu at 20762 Rockpoint Way. Three bedrooms overlooking the ocean above the Moonshadows Restaurant. In December 1974, my son **Nicholas Isaac** ("Nick") was born. He was named after my father Nathan and has always been a terrific and very talented person in all of the endeavors that he has pursued. He has always been everything a son could be.

And, without really noticing it, I went from being an itinerant beach bum into the challenging phase of life called "grown up." So, I did what grown ups do – I got involved in my community. Not too much later, I became President of the Big Rock Mesas Property Owners Association which, as luck would have it, largely involved addressing (and generally opposing) potential Malibu development. Malibu was then an unincorporated part of Los Angeles County so land use was controlled by the County Board of Supervisors. Malibu was in the district of then Supervisor Jim Hayes who had a constituency of around 1.5M and the few thousand residents of Malibu had little or no influence on development in our little area.

One thing that helped in addressing development was the 1972 passage of the Coastal Zone Initiative (Proposition 20) that created an agency that had to approve any development within 1,000 yards of the mean high tide line. But this was not nearly enough. It was perceived as important, then as now, to have local control over development. And the way to do that was to incorporate our own city, the city of Malibu. I jumped into the middle of that effort without having a clue as to how to do it or what was involved.

Notably, local control meant and still means that a group of residents smaller

than the entire County would have influence over development. It didn't mean then and it doesn't mean now that a small group opposed to everything would always be able to stop any project. [I'm certain that you know who I am talking about.]

This incorporation option was frowned upon by developer interests who fought us every step of the way. In order to incorporate an unincorporated area, boundaries had to be established and approved by the County Local Area Formation Commission ("LAFCO") which also had to determine that the new city would be financially sound. Then the residents of that area would be able to vote "Yea" or "Nay" as to whether incorporation as a City should occur.

Ultimately LAFCO signed off but only after including a "poison pill" in our efforts.

In those days (and today as far as I know), old Malibu had no sewer system but, rather, the single family residences relied upon septic tanks which was a factor that, as a practical matter, precluded intense development. There was a concern that the septic tanks would have to be replaced with a sewer system at tremendous cost. The poison pill that LAFCO slipped into our incorporation "soup" was to include within the borders of the proposed new City of Malibu, a large subdivision called "Sunset Mesa", just to the west of the Getty Villas on Pacific Coast Highway. Sunset Mesa was a large development with relatively small lots but lots of voters. Importantly, Sunset Mesa had sewers and its residents had no interest in being saddled with being part of a city which would have to incur massive costs to install sewers for other residents who lived to the west.

While keeping you in suspense as to how this turned out, I must disclose that I decided to run for election to the five person new city council that would take office if a majority of the voters within the boundaries of the proposed new city elected to incorporate. My campaign posters said "Let Malibu Stay Malibu" which meant let's minimize unreasonable development that would change the character of the community. There were no incumbents and there were twenty-seven candidates for the five slots on the new city council.

For months and months, while trying to build a law practice and being a father to my growing family, I spent an enormous number of hours in furtherance of the incorporation of the new city and, of course, my own candidacy. On the personal side, in July, 1976, during the BiCentennial, we took our then 18 month old son, Nick [BHHS Class of 1993], to Hawaii. He was in the pool at the Maalaea Surf on the island of Maui and as I walked up to him he smiled and said, unprompted, "Dada!" I could have burst with pride and happiness.

In September 1976, my second son, **Alex**

**Alexander Aaron** was born. He was named after my paternal grandfather Aaron. He was an adorable little boy. I called him "Dondi-man" because I thought that he looked like a toddler called "Dondi" who had his own comic strip.

The election was in November, 1976. For historical context, you will recall that **Jimmy Carter** was then elected President of the United States. The incorporation of the proposed City of Malibu was rejected by a handful of votes. The Sunset Mesa vote against incorporation was massive and dispositive. For the record, I finished fifth in the city council election and, therefore, was elected. (I have no knowledge as to how I did in Sunset Mesa but am confident that I polled strongly in the Big Rock Mesas area.) But for the defeat of incorporation, I would have been serving a four year term as a member of the Council of a new city and my life, likely, would have turned out quite differently and I would not be writing this column.

(P.S. – there is now a city of Malibu. It was incorporated in 1991. Sunset Mesa was not included within the borders of the new city and Sunset Mesa remains an unincorporated but intensely developed part of Los Angeles County.)

Some of the main proponents of incorporation were **Anita Green** (her son **Larry Green** is an executive with Cain Development and is managing the development of One Beverly Hills), **Margot Feuer**, **Vic Gainer** (his family started LaQuinta Inns) and **Jerry Lewy** (then an oil company executive spending most of his time in Iran – how times have changed).

A leading opponent was realtor Jack Corrodi. Jack and I had a series of debates at the Malibu Shakey's Pizza – free pizza but buy your own beer.

I have sometimes fantasized that if I run for Beverly Hills City Council, I would publicly debate **John Mirisch** at a local coffee shop. If you think that I am too old or too unpopular to run, reflect on this: I am a few weeks younger than **President Biden** and I have never lost a city council election.

After the disappointment of the defeat of incorporation, I was entirely burned out on the affairs of Malibu and turned my attention to family and building a law practice. That law practice was then entering a new exciting phase. It was a phase that endured for many years – the opportunity to address and attempt to solve international commercial disputes using the unique to America tool of high stakes litigation. In 1977, I spent a week in apartheid era South Africa and a month in still post war Japan. Those countries were and the world was very different then but my future course was set. That course did not vary until I retired from the active practice of law at the end of 2017.

Sometime after the 1976 election, events occurred that made life in Malibu untenable.

Most significantly, in August 1979, little Alex ("Dondi-man") drowned in our swimming pool. By far, this was the most

*guest column cont. on page 6*

guest column cont. from page 5

excruciatingly painful event of our lives for all of us. And it remains so. He is in my mind every day and in my prayers every night. All that I could do was try to put one foot in front of the other and try to set an example that would honor his memory.

Around this same time, there was a large rock slide on the City side of Big Rock Measas Drive. This cut off the Pacific Coast Highway access to the City of Los Angeles and required a long ride through Malibu

Canyon Road to the San Fernando Valley or a walk along the beach through the tides around the slide area. PCH was closed for months.

Notably, Malibu in the 1970's was very different from the Malibu of 2024. By dint of incorporation and the Coastal Commission, it has been spared even as of today the intense development of other beach communities such as the South Bay cities of Los Angeles County or, more analogously, Newport Beach. Change has nonetheless occurred. In the 1970's it was still mostly

an old beach community populated by residents who had been there for many years. The high-end community with expensive restaurants and shops had yet to occur. The schools were mediocre and if you wanted to go out for a meal or a movie you drove to Santa Monica.

In any event, it was time to move. Malibu was not a place to raise a young family and our home held painful memories. While we looked in the Palisades, Santa Monica, Bentwood and the environs, it was clear that Beverly Hills was by far the best for many

reasons including the fine public schools. Fortunately, in late 1979 we found a beautiful Spanish house built in 1929 at 512 N. Alta Drive that we could afford (barely). However, it was many months before we could afford to furnish it.

In August 1980, our spectacular daughter **Natalie Anne** was born named after my mother Ann The dark clouds that had haunted us lightened but did not entirely go away..

So that was my path to Beverly Hills.

briefs cont. from page 4

Born in Tehran, Iran, Nazarian and her family sought refuge in the United States during the 1979 Iranian Revolution. After finding her passion within the arts, Nazarian pursued a higher education in Architecture, earning her degree from the University of Southern California and further enriching her studies at Syracuse University in Florence, Italy.



Daphna Nazarian

"This is a historic moment, as The Wallis Board appoints Daphna as the Chair of the Board of Directors. Having served as a board member since 2016, her dedication to the arts is truly remarkable,"

said Robert van Leer, executive director and CEO of The Wallis. "We are very grateful for Michael Nemroff's time as Chair of the Board, and are so proud to have a well-rounded Board of Directors that is committed to championing the arts in the greater Los Angeles area and look forward to Daphna stepping into this leadership role with fresh ideas, as we enter into a new programming season at The Wallis."

### City Launches New Redesigned Website

Beverly Hills has unveiled its new website, redesigned for easier navigation for the community to access

permit requests, agendas, live meeting information, online services, news and events as well as other services more quickly.

For the past year, the project was overseen by the City's Website Steering Committee consisting of City Council Liaisons, community members as well as the City's Information Technology and Communications Department. The City selected the vendor, CivicPlus to design the new site.

The community can access the new website and features by visiting beverlyhills.org and participate in a website feedback survey.

### Beverly Hills Businessman Pleads Guilty to Tax Evasion

A California man pleaded guilty last week to evading more than \$1 million of federal and state taxes.

According to court documents and statements made in court, Haim Jerry Kohen, of Beverly Hills, owned and operated a business that bought and sold bulk quantities of used clothing. He spent more than 10 years underreporting or not reporting income on his tax returns. He attempted to conceal this income from the IRS by diverting it from his business to himself and by dealing in cash.

For example, he underreported his business' income by diverting cash payments received from a significant customer. Kohen kept the cash for himself instead of depositing it into his business' bank account. Kohen did not report the diverted cash on the business' returns or on his personal returns.

Additionally, in Nov. 2013, that same customer owed Kohen's business over \$648,000. Kohen and the customer executed a promissory note where the customer agreed to repay

the debt to Kohen personally, and not to his business. Kohen received payments pursuant to the note in cash and did not report them on any tax return. Over the years, Kohn also loaned money to people and did not report the interest payments he received on his personal returns, according to the Department of Justice.

Kohen also did not report rental income from two properties he owned in Beverly Hills and Tarzana, California. Kohen bought the Beverly Hills property in 2011 and soon thereafter deeded it to close family members. However, Kohen continued to collect the rental income for the property and exercised ownership and control over it. He also did not report the rental income he received from the Tarzana property.

In total, Kohen caused a tax loss to the IRS and State of California of at least \$1,196,802.

Kohen is scheduled to be sentenced on Oct. 1 and faces a maximum penalty of five years in prison.

### Medical Center Seeks Help Needed in Identifying Patient

Los Angeles General Medical Center, a public hospital run by the Department of Health Services, is seeking the public's help in identifying family for a male patient who had been hospitalized since April 29.

The patient is approximately 65 years old, stands 6'1", weighs 136 lbs, is thin, has white hair, and has brown eyes.

The patient was found in Downtown Los Angeles on San Pedro Street. He has no tattoos or scars, and was presented with no items or belongings that would assist in confirming his identity.

Anyone with information is asked to contact Cesar Robles, Clinical Social Worker, Los Angeles General Medical Center Department of Social Work, 323-409-6884.

### BHPD Promotes Bicycle Safety Month

May is National Bicycle Safety Month, and the Beverly Hills Police Department (BHPD) is encouraging everyone to get active and safely take bike rides while reminding drivers to

be on the lookout for more people biking and walking.

"Everyone deserves to reach their destination safely," Police Chief Mark Stainbrook said. "Unfortunately, there has been an increase in bicycle fatalities and injuries over the last few years. Bicyclists do not have the same protections as people in a vehicle, so if you see a bicyclist — slow down."

According to the National Highway Traffic Safety Administration, there were 1,105 people killed while riding a bike in 2022, and an estimated 46,195 bicyclists were injured. In 2021, 976 bicyclists were killed, and an estimated 41,615 bicyclists were injured.

To help keep people safe while biking or walking, the BHPD will conduct a traffic safety operation on May 21 focused on driver behaviors that put bicyclists and pedestrians at risk, such as speeding, making illegal turns, failure to yield the right of way, and running stop signs or red lights.

The BHPD suggests the following safety tips for drivers:

- Slow down and follow the speed limit. Be careful traveling through intersections.
- Look carefully for bicyclists and pedestrians before turning or opening a car door near streets or bike paths.
- Be patient when traveling behind a bicyclist, and give them space when passing. California law requires drivers to change lanes, when possible, to pass bicyclists and always pass with at least 3 feet of space.
- Never drive distracted or impaired.

The BHPD suggests the following safety tips for bike riders:

- Use lights at night.
- Although not required for riders 18 and older, always wear a properly secured helmet. Helmets significantly reduce the chance of a head injury in a crash.
- Bicyclists must travel in the same direction of traffic and have the same requirements as any slow-moving vehicle.
- Yield to pedestrians, just as a driver would. Pedestrians have the right-of-way within marked or unmarked crosswalks at intersections.

Funding for this program is provided by a grant from the California Office of Traffic Safety through the National Highway Traffic Safety Administration.

--Briefs Compiled by Danielle Berjikian

**JENNY OF ALL TRADES**

The Los Angeles professional organizer everyone needs in their lives.  
Jennydun18@gmail.com, 310 989-3697.  
Instagram @jennyddesign

**DONATE YOUR UNWANTED CAR, TRUCK, RV OR BOAT TO HELP HOMELESS PETS.**

**PETS ALIVE, A CALIFORNIA, QUALIFIED 501(c)3 NONPROFIT**

- ▶ WE ARE TAX DEDUCTION AND PAPERWORK EXPERTS AND PROVIDE GUARANTEED TAX DEDUCTIONS.
- ▶ FOR QUOTES AND QUICK PICK UP, CALL US TODAY: 833-772-2632

**LAPETSALIVE.ORG**

**RETIRED COUPLE HAS \$1MIL TO LEND ON CA. REAL ESTATE\***

**V.I.P. TRUST DEED COMPANY**  
Buys T.D.s and Buys/Lends on Partial Interests

**OVER 40 YEARS OF FAST FUNDING**  
Principal (818) 248-0000 Broker  
**WWW.VIPLoan.COM** \*Sufficient equity required - no consumer loans

Real Estate License #01041073 CA Department of Real Estate, NMLS #339217  
Private Party loans generally have higher interest rates, points & fees than conventional discount loans

# coverstory

## CITY COUNCIL CONSOLIDATES DESIGN REVIEW COMMISSION WITH THE ARCHITECTURAL COMMISSION

By Danielle Berjikian

The City Council consolidated the Architectural Commission, to create the Design Review Commission with the

Architectural and Design Review Commission, at its Tuesday meeting.

On July 18, 2023, the City Council voted unanimously to direct city staff to move forward with consolidation of the two commissions. This decision was previously made in light of recruitment challenges, lack of workload for the Design Review Commission, and similar responsibilities between the two commissions.

According to a city staff report, there has been a decline in cases brought forward to the Design Review Commission over the past several years due to the majority of applicants utilizing the streamlined Track 1 design review process, which allows homes to be approved at the staff level if the home is designed by a licensed architect and adheres to a "pure architectural style."

The existing requirements and process

for the Design Review Commission will be retained, with the only change being the body that reviews applications and commissioners will not have their terms cut short. This will result in a seven-member commission, eventually returning to five-members as terms end.

The ordinance does the following:

- Merges the two commissions together and establishes a new name of the "Architectural and Design Review Commission"

- Retains all existing development standards and procedural requirements for hearings and varying levels of review.

- Makes no substantive changes to the structure of the commission or qualifications for becoming a commissioner

- Makes minor terminology modifications.

The ordinance will become effective in July.

## sports & scores



### BHHS Swimmer Wins League Title

By Steven Herbert

Senior Luca Miyake won the 500-yard freestyle in 4 minutes, 46.31 seconds and anchored Beverly High's 200 and 400 freestyle relay teams to second-place finishes in the Pioneer League swimming finals April 25 at the El Segundo Wiseburn Unified School District Aquatics Center.

The Norman team of juniors Baehett Page, Remy Javidzad, Gabi Grafstein and Miyake was timed in 1:31.97 in the 200 freestyle relay. El Segundo won in 1:26.40.

The team of Page, junior Oliver Shemtov, Grafstein and Miyake was second in the 400 freestyle relay in 3:23.37. West

Torance won in 3:19.62.

Beverly Hills was fifth in the seven-team field with 181 points, 19 behind fourth-place Wiseburn Da Vinci. El Segundo won with 421.

#### Baseball

##### Beverly Hills 3, Inglewood 2

Freshman Johnthan Olsen singled in Jayden Ibarra, who doubled, with the tie-breaking run in the bottom of the sixth in an Ocean League game March 21 at La Cienega Park.

The Normans tied the score in the bottom of the fourth when Griffin Morin-Woltag led off with a double and the

next batter, freshman Jake Carlson followed with an RBI single.

Inglewood combined two singles and a double for two runs in the third.

Beverly Hills opened the scoring in the first when Race Findley, who walked, scored on Jaxon Tonley's ground out.

Matthew Recupero, the second of three Norman pitchers, was credited with the victory, allowing one hit and striking out one batter in the sixth.

Cam Park had three strikeouts and walked a batter in the seventh for the save.

Norman starter Joe Rendon allowed two runs and five hits in five innings, striking out four and walking two.

Rendon had two hits. Both teams had six hits.

##### Beverly Hills 11, Hawthorne 1

Park went 3-for-3 with a double and triple and drove in three runs as the Normans routed the Cougars in an Ocean League game March 26 at La Cienega Park called after 4 1/2 innings because of the 10-run rule.

Ibarra went 2-for-2 with a double and drove in two runs.

Beverly Hills scored twice in the first. Rendon led off with a walk, stole second and scored on Park's double.

Park scored on a wild pitch.

The Normans combined singles by freshman Zain Shah and Race Findley, their eighth and ninth batters, Park and Tonley and Ibarra's double for five runs in the second when it sent nine batters to the plate.

Beverly Hills also sent nine batters to the plate in the fourth when it scored four runs on four hits and two walks.

Rendon led off with a double and scored on Park's one-out triple. Park scored on Tonley's single.

Hawthorne scored its run in the fourth.

Park pitched a complete game, allowing one run and five hits, striking out eight and walking two.

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

## detention&arrestsummary

Beverly Hills Weekly received the information that appears below from the Beverly Hills Police Department. This information is released each week to the public. We assume no responsibility for errors or omissions in the Detention and Arrest Summary.

REYESJUAREZ, CIRILO DOMINGO, 49, arrested on 3/22/24 for public intoxication.

BATSON, JENNIFER CHRISTINE, 35, arrested on 3/22/24 for appropriating lost property for own use without making efforts

to locate the owner and restore property to them, and receiving stolen property.

MOREY, JOSEPH RICHARD, 32, arrested on 3/22/24 for possession of a controlled substance, appropriating lost property for own use without making efforts to locate

the owner and restore property to them, and receiving stolen property.

KALILA, MIA, 40, arrested on 3/22/24 for indecent exposure.

ACKERMAN, JACK RYAN, 26, arrested on 3/22/24 for theft or driving of vehicle, driver unlicensed upon highway, appropriating lost property for own use without making efforts to locate owner and restore property to them, and having an outside felony warrant.

PEREZ, MIGUEL ANGEL, 20, arrested on 3/22/24 for theft or driving of vehicle.

\\DEWAN, TARUN, 58, arrested on 3/22/24 for commercial burglary.

ROMANOV, OKSANNA, 46, arrested on 3/23/24 for battery against a person the defendant had been dating, engagement, marriage, or domestic relationship with.

PAGANO, ERIC, 29, arrested on 3/23/24 for possession of drug paraphernalia.

FAULKNER, STEPHEN, 40, arrested on 3/23/24 for possession of drug paraphernalia, appropriating lost property for own use without making efforts to locate the owner and restore property to them.

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

Fnu Shakir Ullah  
3429 W 190th St  
Torrance, CA 90504  
Case Number: 24TRCP00125  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
325 Maple Ave  
Torrance, CA 90503  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
PETITION OF: Fnu Shakir Ullah  
TO ALL INTERESTED PERSONS  
Petitioner: Fnu Shakir Ullah  
Present name: Fnu Shakir Ullah  
Proposed name: Shakir Ullah  
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 ob-

jection 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: 5/17/24 Time: 830a Dept: M Rm: 350  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 3/28/24. Signed: Gary K. Tanaka, Judge of the Superior Court  
Published: 4/18/24, 4/25/24, 5/2/24, 5/9/24 107  
Michelle Bellefontaine Naverrete  
4143 Sebren Ave  
Lakewood, CA 90713  
Case Number: 24NWCP00129  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
12720 Norwalk Bl  
Norwalk, CA 90650  
ORDER TO SHOW CAUSE FOR CHANGE OF NAME

PETITION OF: Michelle Bellefontaine Naverrete  
TO ALL INTERESTED PERSONS  
Petitioner: Michelle Bellefontaine Naverrete  
Present name: Michelle Bellefontaine Naverrete  
Proposed name: Michelle Bellefontaine  
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: 5/31/24 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: 4/5/24. Signed: Olivia Rosales, Judge of the Superior Court













appearance may be in person or by your attorney.

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

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

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

**Attorney for petitioner:**  
**WANDA G COUTEE ESQ**  
**SBN 318744**

**HROMADKA GAUKLE & COUTEE LLP**

11661 SAN VICENTE BLVD

STE 410

LOS ANGELES CA 90049-5112

CN106322 BETTELMAN Apr 25, May 2,9, 2024

APN: 5527-008-022 TS No: CA08000287-22-2 TO No: 230606026-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 November 21, 2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 4, 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 November 30, 2017 as Instrument No. 20171376322, of official records in the Office of the Recorder of Los Angeles County, California, executed by MANU ALASDAIR GARGI AND KALPA GARGI, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BANK OF AMERICA, 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: 751 N SPAULDING AVE, WEST HOLLYWOOD, CA 90046-7421 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 \$1,011,672.44 (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, CA08000287-22-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000287-22-2 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: April 23, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000287-22-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 101967, Pub Dates: 05/02/2024, 05/09/2024, 05/16/2024, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**  
**HESHMAT KERMANSHAHCHI AKA**

**HESHMATOLLAH KERMANSHAHCHI**  
**CASE NO. 24STPB04227**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of HESHMAT KERMANSHAHCHI AKA HESHMATOLLAH KERMANSHAHCHI.

A PETITION FOR PROBATE has been filed by BEHIYEH KASHEFI KERMANSHAHCHI in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that BEHIYEH KASHEFI KERMANSHAHCHI be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 05/24/24 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

**Attorney for Petitioner**  
**JEFFREY A. MERRIAM-REHWALD - SBN 216331**

**JULIET M. BURTON - SBN 315668,**

**ERVIN COHEN & JESSUP LLP**

9401 WILSHIRE BLVD., 12TH FLOOR

BEVERLY HILLS CA 90212

Telephone (310) 273-6333

5/2, 5/9, 5/16/24

**CNS-3808106#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF ESTHER HECHT aka ESTHER INDMAN HECHT**

Case No. 24STPB04642

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ESTHER HECHT aka ESTHER INDMAN HECHT

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

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

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions,

however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on May 31, 2024 at 8:30 AM in Dept. No. 2D located at 111 N. Hill St., Los Angeles, CA 90012.

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

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

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

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

**Attorney for petitioner:**

**MARY K RAMSDEN ESQ**

**SBN 101221**

**PAUL GORDON HOFFMAN ESQ**

**SBN 71243**

**HOFFMAN SABBAN & WATENMAKER**

**A PROFESSIONAL CORP**

10880 WILSHIRE BLVD

STE 2200

LOS ANGELES CA 90024-4123

CN106366 HECHT May 2,9,16, 2024

Title Order No.: 15950457 Trustee Sale No.: 87076 Loan No.: 399383748 APN: 5530-023-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/7/2022. 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 5/29/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 2/11/2022 as Instrument No. 20220173099 in book ///, page // of official records in the Office of the Recorder of Los Angeles County, California, executed by: 943 STANLEY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor EVERSLEY MORTGAGE INVESTORS, LLC, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Behind the fountain located in Civic Center Plaza located at 400 Civic Center Plaza, Pomona, CA 91766, NOTICE OF 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 379 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 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: 943-945 N. STANLEY AVE 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: \$4,670,211.86 (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: 5/1/2024 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 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.# 87076. 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 87076 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 de-

scribed 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. 23-00162-2FNT Loan No: \*\*\*279/K3B APN 44345-033-001 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 10, 2019. 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 May 29, 2024, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 16, 2019, as Instrument No. 20190450126 of official records in the office of the Recorder of Los Angeles County, CA, executed by: K3B Enterprises, LLC, a Single Member California Limited Liability Company, as Trustor (the "Trustor"), in favor of Preferred Bank, as Beneficiary, together with that certain Modification of Deed of Trust dated as of March 16, 2020, recorded in the official records in the office of the Recorder of Los Angeles County, California on April 16, 2020, as Instrument No. 20200423181, together with that certain Modification of Deed of Trust dated as of May 17, 2021, recorded in the official records in the office of the Recorder of Los Angeles County, California on June 2, 2021, as Instrument No. 20210873630, together with that certain Modification of Deed of Trust dated as of September 22, 2021, recorded in the official records in the office of the Recorder of Los Angeles County, California on September 30, 2021, as Instrument No. 20211491909, 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: LOT 1 OF TRACT 8792, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163, PAGES 14 AND 15 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 23-00162-2FNT. 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. 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 1.866.684.2727, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case 23-00162-2FNT 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. 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: 9996 Sunset Boulevard, 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 \$2,429,655.90 (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: May 1, 2024 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00162-2FNT 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-4816465 05/09/2024, 05/16/2024, 05/23/2024

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: STANLEY MORTON ZIMMERMAN CASE NO. 24STPB02564**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of STANLEY MORTON ZIMMERMAN. A PETITION FOR PROBATE has been filed by JAY HAROLD ZIMMERMAN AND THOMAS BLAIR ZIMMERMAN in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that JAY HAROLD ZIMMERMAN AND THOMAS BLAIR ZIMMERMAN be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to adminis-

ter the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/14/24 at 8:30AM in Dept. 62 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

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

Attorney for Petitioner  
GERALDINE A. WYLE - SBN 89735  
JOI L. MORRIS - SBN 143440  
SAUL EWING LLP  
1888 CENTURY PARK EAST STE 1500  
LOS ANGELES CA 90067  
Telephone (310) 255-6100  
5/9, 5/16, 5/23/24  
**CNS-3810733#**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 23-00155-2FNT Loan No: \*\*\*193/K3B APN 4345-033-001 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 10, 2019. 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 May 29, 2024, at 11:00 AM, by the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 14, 2019, as Instrument No. 20190438998 of official records in the office of the Recorder of Los Angeles County, CA, executed by: K3B Enterprises, LLC, a Single Member California Limited Liability Company, as Trustor (the "Trustor"), in favor of Preferred Bank, as Beneficiary, together with that certain Modification of Deed of Trust dated as of September 22, 2021, recorded in the official records in the office of the Recorder of Los Angeles County, California on September 30, 2021, as Instrument No. 20211491936, 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: LOT 1 OF TRACT 8792, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 163, PAGES 14 AND 15 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 auc-

tioned 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](http://www.servicelinkasap.com). using the file number assigned to this case 23-00155-

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. **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 1.866.684.2727, or visit this internet website [www.servicelinkasap.com](http://www.servicelinkasap.com). using the file number assigned to this case 23-00155-2FNT 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. 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: 9996 Sunset Boulevard, 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 \$8,784,046.61 (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:** May 1, 2024 **FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 23-00155-2FNT 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](http://www.servicelinkasap.com) AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4816466 05/09/2024, 05/16/2024, 05/23/2024**

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

## 100- ANNOUNCEMENTS

Massive comic book collection for sale! Are you wealthy and want to have an amazing collection for yourself or your kids?

Comic books are constantly increasing in value. I'm selling my entire collection of 46,000+ comics dating back to when I started collecting in 1961, to the present day. Complete runs of Avengers, Daredevil, Thor, Iron Man, Hulk, Fantastic Four, Spider-Man, Captain America, X-Men and many more. Includes Amazing Fantasy 15 (The first Spider-Man). Over 1,000 key graded books! I will not, under any circumstances, break up my collection or sell it to a dealer. \$975,000.00. Yes, that's a very big number but it's worth it. You won't have to run around filling in holes in these key runs. All comics are bagged and boarded and cataloged in ComicBase Software. Call Mike at 818-422-9400.

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

## 809-INSURANCE/HEALTH

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

## 901-AUTOMOTIVE

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

## 955-AUTOS WANTED

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

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

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

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)

# COMPASS CONGRATULATES JENNIFER OKHOVAT

for being awarded Outstanding Business and Community Partner 2024. Special thank you to Cindy Dubin and Dr. Dustin Seemann for the recognition.



**JENNIFER OKHOVAT**  
Residential and Commercial Real Estate  
310.243.6926  
office@jennyohomes.com  
DRE 01866951



WANT A PROFESSIONAL EVALUATION OF YOUR PROPERTY? REACH OUT TO ME! SCAN THE QR CODE TO CONNECT WITH ME.

**COMPASS**

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.