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Beverly Hills Weekly

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Issue 1296 • August 1 - August 7, 2024



Talking Tourism

Conference and Visitor Bureau Chair John Scanlon on Beverly Hills Hospitality

cover story • page 7



THE ENTIRE PAST, PRESENT, AND FUTURE BEVERLY HILLS COMMUNITY IS INVITED TO JOIN US FOR THE HISTORIC RIBBON CUTTING CEREMONY OF EL RODEO ELEMENTARY SCHOOL!

Sunday, August 11, 2024 | 11 AM - 1 PM
Ribbon Cutting at 11:30 AM



letters & email

“Remembering Sol Levine”

[Issue #1296]

In 1995, when I became the Subject Area Specialist for the Middle School English Department, Mr. Levine visited with me at Beverly Vista School. While we were discussing curriculum related issues, he asked me whether our English curriculum targeted the high, middle or low achieving students.

My "middle level" response was met with a slow, negative shaking of his head. "No Merle! We must provide the students of BHUSD with an academically enriched curriculum. Our students must be challenged academically!"

He then proceeded to ask me why Shakespeare was not being taught at the 8th grade level. Nervously, I responded by telling him that the general consensus was that Shakespeare would be too challenging for our present student population. Somehow I do not believe that he heard my concerned voice, as he confidently instructed me to move forward with the incorporation of Shakespeare into the Middle School English Curriculum and the immediate purchase of the prescribed text for every 8th grade student in the District.

It is thanks to this dynamic superintendent that every incoming freshman at B.H.H.S. had already made an in depth study of Shakespeare's Julius Caesar.

Based on this kind of leadership, I am reminded of a quote by Mark Anthony from The Tragedy of Julius Caesar:

"Here was a Caesar.

When comes such another?"

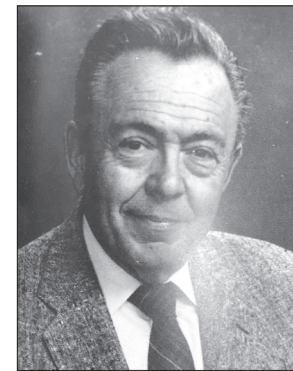
Retired English Teacher
Merle Bauer
Beverly Hills

briefs

Former BHUSD Superintendent Sol Levine Passes

Former BHUSD Superintendent Sol Levine has passed away.

Levine was a high school principal in Brooklyn when he was hired in 1977, serving as Beverly High principal until 1989. In 1990, Levine was appointed Assistant Superintendent for a year, which led to his appointment as Superinten-



Sol Levine



Invitation to Rent Stabilization Division Community Educational Outreach Meeting

Rent Stabilization Ordinance - General Updates

The purpose of this meeting is for tenants, landlords, and other members of the public to learn about the Rent Stabilization program and have their questions answered. Topics may include rent increases, evictions, Means and Method Plans for construction, and potential changes to the Rent Stabilization Ordinance. There will also be an opportunity for the public to learn about and connect with a variety of landlord and tenant resources including Bet Tzedek legal services, Loyola Mediation, and the Housing Resource Center.

DATE: Monday, August 5, 2024

TIME: 5:00 PM - 7:00 PM

LOCATION: Beverly Hills City Hall
Municipal Gallery
455 N. Rexford Drive,
Beverly Hills, CA 90210

The meeting will also be televised on BHTV (Spectrum Channel 10), and can be streamed online at www.beverlyhills.org/live.

For more information about the Rent Stabilization program:

VISIT: www.beverlyhills.org/bhrent

EMAIL: bhrent@beverlyhills.org

TEL.: 310-285-1000

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Running Rotary
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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 1296 • August 1 - August 7, 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



dent in 1990, retiring in 1998.

Reflecting on Levine's impact, Former Mayor Mark Egerman said, "A great educator has passed away. Sol dedicated his life to the students he so dearly loved. He knew that education was the key to future success and worked tirelessly to ensure that every young woman and man in our District received the best possible education. I am honored to have worked with him as a member of the Board of Education. He will be missed."

Councilmember John Mirisch was a Beverly High student when Levine was the principal.

"For us Beverly students, Sol Levine was literally a legend in his own time. I not only have fond memories of my time at Beverly, but also of the man himself. It was my great honor to have introduced the Class of '81 Hello Day skit as Sol Levine, using his signature cadences and some of his favorite words like 'splendiferous.' We won't see his like again. May his memory forever be a blessing," Mirisch said.

Former Board of Education member Lillian Raffel remembered Levine as an effective superintendent.

"Working with Sol Levine when I was on the school board was a privilege and a delight. He was one of the most honorable, caring, and respectful people I have met. He was generous with his advice and counsel and was exceedingly tactful when he thought you were wrong. He was a brilliant educator and the author of several scholarly books. He understood teachers and students. Sol had an excellent sense of humor, dry though it was. He also was a good storyteller. I loved to hear about his time playing the trumpet with his band and his experience in Yiddish Theater in New York. Sol loved the school district and the city. Most of all he loved his friends, his beautiful wife, Marilyn, and his family. I was honored to be called his friend," Raffel said.

He is survived by his wife of over 60 years, Marilyn, children and grandchildren.

Funeral service will be held Sunday, August 4, at 2:30 p.m. at Mount Sinai Memorial Park, 6150 Mount Sinai Drive, Simi Valley.

Sabag, Lipton File for Board Candidacies

Sigalie Sabag and 2003 Beverly High graduate Kevin Lipton have filed their candidacies in the Board of Education race.

"As a mother of [two] adult children and [two] current BHUSD students, I am well aware of BHUSD's strengths and weaknesses," Sabag wrote on Instagram. "My passion runs deep for all of our student's Education, Safety



Sigalie Sabag

and Growth. I am a Beverly Hills business owner, licensed contractor, wife and mother of [four]."

Sabag said she has experienced a variety of schools, such as Woodcrest Private School, Valley Beth Shalom Private Day School, Delphi Academy, Horace Mann and Beverly High.

"I have seen many exceptional standards of teaching and have come to know what works and what doesn't. It would be an honor and privilege for me to pass down all of what I have experienced and help facilitate BHUSD back into the Blue Ribbon School we once were," she added.

Lipton is a lawyer and Charitable Solicitations Commissioner. He could not be reached for comment, as the filing status was updated at press time.

Rainbow Crosswalk Shows No Change in Driver Behavior

There has been no significant change in driver behavior before and after installation of the decorative crosswalks on Rexford Drive, regardless of the



presence of a pedestrian in the crosswalk, according to a city staff report.

The city installed two rainbow temporary decorative crosswalks on Rexford Drive in front of the library and City Hall, which was part of a study to determine if this can increase drivers yielding to pedestrians.

The city gathered traffic data before and after the installation to assess stop sign compliance with and without pedestrians present. Additionally, they conducted interviews to determine if people using the crosswalk observed any changes in behavior among pedestrians or drivers.

"It is important to note that the presence of a pedestrian in the crosswalk appears to increase the frequency at which drivers come to a complete stop. When a pedestrian was present in the Rexford Drive crosswalks, approximately 70% of drivers came to a complete stop, as compared to approximate-

ly 10% of drivers when a pedestrian was not present," according to a city report.

Similar results were observed at the Civic Center Drive/Third Street crosswalks, where there was no significant change in driver behavior. At this location, drivers did come to a complete stop more frequently when pedestrians were present, and approximately half of all drivers stopped completely when pedestrians were crossing.

In addition to the collection of traffic data, staff conducted surveys at both intersections throughout the month of June to ask if people using the crosswalks noticed any changes in behavior from people.

The city interviewed 32 people in total, at both intersections.

"The majority of respondents said they liked the decorative crosswalks and did not think they made the crosswalks more confusing, as supported by the lack of change in before and after traffic data. Reasons for liking the crosswalks included a sense of increased visibility and safety, the vibrant colors, and the

City's support for National Pride Month by use of a rainbow design. Four people said they did not like the crosswalks and expressed concern over potential confusion," according to the report.

Installation of decorative crosswalks on Rexford Drive in front of City Hall and Civic Center Drive/Third Street, including a before/after video analysis of driver yielding rates, was estimated to cost \$5,000-10,000.

Nuveen Sells Wilshire Rodeo Plaza for \$211M, City's Largest Deal in Five Years

Tinder co-founder Justin Mateen, his brother Tyler Mateen, and their brother-in-law Pouya Abdi have acquired Wilshire Rodeo Plaza, a retail complex located at the corner of Rodeo Drive and



9536 Wilshire Blvd

Wilshire Blvd, for \$211 million.

Purchased from Nuveen, the 300,000 sq. ft. property spans an entire city

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block and includes three six-story office and retail buildings at 9536 Wilshire Blvd. between Rodeo Drive and Camden Drive as well as a three-story office building along Rodeo Drive.

Nuveen, which was later acquired by TIAA Financial Services, purchased the property in 2006 for \$193.6 million, according to The Real Deal. The property was listed for \$350 million in 2019, but the sale fell through. This marks the city's highest-priced deal since the Montage Beverly Hills hotel traded in 2019 for \$415 million, according to the outlet.

"Iconic buildings such as One Rodeo will continue to benefit from increased demand as the trend toward high-quality assets continues to unfold in a post-Covid world," said Tyler Mateen, CEO of Cannon TTM, a Los Angeles-based real estate investment firm. "We are excited to acquire and reposition one of Southern California's landmark retail and office buildings."

The property, located on the 100 block of Rodeo Drive will be rebranded as One Rodeo. The Mateens plan to upgrade and program the buildings to cater to retail and office tenants.

"We are grateful to be acquiring these buildings at a time when institutional investors feel pressure to reduce their office footprint," said Justin Mateen, Founder of Tinder and venture capital firm JAM Fund. "We look forward to giving the retail spaces the love and attention they deserve as Rodeo Drive retail is fully leased and our buildings are the only natural continuation."

Pustilnikov to Acquire Large Homeless Housing Portfolio on Skid Row

Developer Leo Pustilnikov has agreed to pay \$10 million to purchase one of the largest collections of homeless housing properties in Los Angeles.

Pustilnikov is set to purchase 17 buildings from the nonprofit Skid Row Housing Trust, which fell into financial troubles last year. These properties, consisting of single-room occupancy hotels and small apartment complexes, include 1,200 units designated for formerly homeless tenants.

The agreement is pending judicial approval.

According to the *Los Angeles Times*, under the terms of the agreement, Pustilnikov will pay \$19 million for the portfolio. He will then receive \$9 million back to cover further renovations and repairs. Additionally, Pustilnikov will have access to an extra \$1.3 million reserved for litigation

costs related to habitability and other ongoing lawsuits against the properties.

The City Council recently denied an appeal to construct a new 19-story residential and commercial mixed use building at 125-129 South Linden Drive, which was backed by Pustilnikov. Californians for



Leo Pustilnikov

Homeownership, a nonprofit organization sponsored by the California Association of Realtors that aims to address housing issues through litigation, filed a lawsuit against the city for rejecting the

project.

Hamilton Drive LLC and SDLP Holdings LLC have also submitted a preliminary application on April 26 for an eight-story, 99-unit multi-family residential building located at 214-216 South Hamilton Drive, according to the current development project list. The entities are owned by Pustilnikov, which is the sixth pending case relying on the builder's remedy in Beverly Hills for Pustilnikov, according to *The Real Deal*.

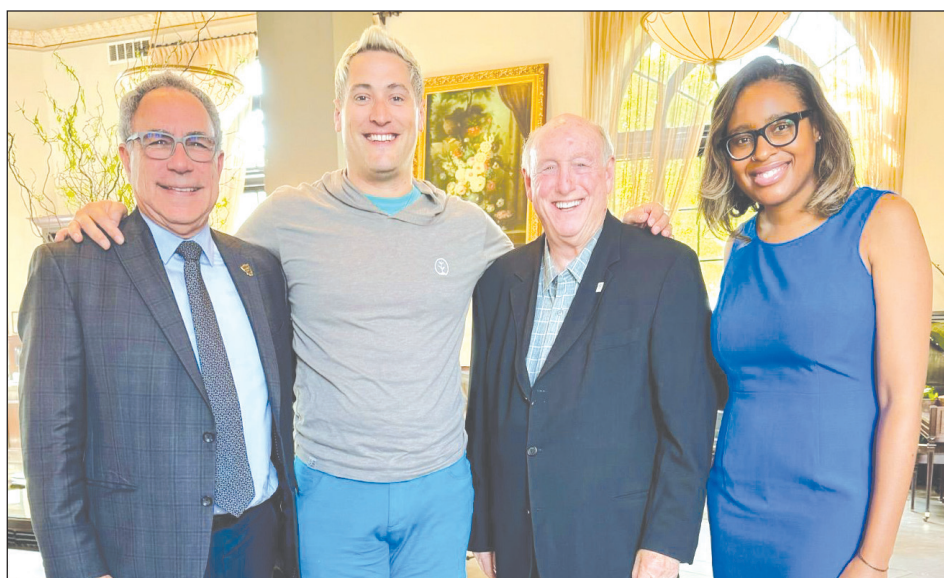
Purple Line Construction Continues

Restoration work on Wilshire Boulevard between San Vicente and La Cienega Boulevards is complete, including new pavement and removal of deck panels around the La Cienega station site, according to an informational city staff report.

The south sidewalk is now open to pedestrians, and additional structures on the south side have been raised to sidewalk level, except for the area in front of the Renal Center, which is expected to be finished this month. Permanent restoration on the north side, including new curbs and gutters, began on October 16, and will now continue into fall or winter due to schedule changes.

The La Cienega station's access hatch is set to be completed by early October, with traffic temporarily reconfigured to two lanes in each direction during this phase. Restoration of the south side and final street resurfacing between Stanley Drive and San Vicente Boulevard is expected to be completed by early 2025.

Construction at the Rodeo station under Wilshire Boulevard is progressing with daily material deliveries and concrete placement, according to a city staff report. Ground improvements for



Mayor Les Friedman, West Hollywood Mayor John Erickson, Santa Monica Mayor Phil Brock and Culver City Mayor Yasmine-Imani McMorris

Westside Mayors Hold Meeting

On July 26, the four Westside Mayors got together at Lillie's at The Culver Hotel to discuss regional issues affecting all locations.

cross-passages, which is needed for emergency evacuations, began in May 2022, and dewatering wells are now being decommissioned, causing lane closures and parking restrictions.

Concrete placement is continuing in the tunnel segment between Crescent Drive and Stanley Drive. Major station elements are complete, with ongoing work on interior walls, the roof deck, and cross passages. Future activities include constructing appendages and auxiliary structures along Wilshire Boulevard, which will reduce traffic to two lanes in each direction.

South Beverly Drive and South Cañon Drive are also undergoing construction, with some areas needing temporary closures.

Traffic and Parking Commission to Provide Input for On-Campus Stop at UCLA

The Traffic and Parking Commission is expected to provide input regarding an on-campus stop at UCLA for the Metro Sepulveda Transit Corridor, at its Thursday meeting.

In 2016, Los Angeles County voters approved the Measure M Expenditure Plan, aiming to enhance transit connections between the San Fernando Valley, the Westside, and Los Angeles International Airport (LAX).

The plan includes the Sepulveda Transit Corridor Project, which will be executed in two phases.

The first phase focuses on connecting the San Fernando Valley to the Westside, while the second phase extends this connection to LAX.

Metro initially evaluated six alternatives to connect the San Fernando Valley and the Westside. Currently, five of these alternatives have advanced to the environmental review stage.

The set of five five proposed routes includes both aerial and underground configurations. The aerial routes generally adhere to existing roadway rights-of-way, while the underground routes

may not.

City staff was approached by the advocacy group Sepulveda Transit Corridor for All (STC4All), which is seeking support for an alignment that meets their two main objectives: incorporating a direct on-campus UCLA station into the Sepulveda Transit Corridor Metro line and ensuring a seamless connection to the D Line (Purple) at Westwood Village, according to a city staff report.

Organizations supporting the alternatives include the Westwood Village Improvement Association, UCLA, the Santa Monica Chamber of Commerce, the Los Angeles Community College District, and the West Los Angeles Chamber of Commerce.

There is no fiscal impact to the city.

Traffic and Parking Commission to Discuss Portable Signage

The Traffic and Parking Commission is expected to discuss potential regulations for portable signage and blade signage in the public right of way, 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 often used to advertise special information for the business, such as specials or a sale.

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

The Planning Commission also previously discussed the topic and agreed that this type of signage is valuable for the community and business owners, and supported the creation of regulations to permit these signs. The Planning Commission also emphasized that there may be certain commercial areas where this signage is more appropriate. For example, Rodeo Drive might not be

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an appropriate location, which the Architectural Commission agreed.

The Architectural Commission also suggested specific design regulations and considered blade signs as an alternative for streets with narrow sidewalks. Blade signs, which are currently



Portable Signage Examples

allowed with approval but not frequently used due to the complex approval process, could be a viable option for enhancing business visibility without cluttering sidewalks.

The city may create a pilot program to test a period in which these signs are allowed, and to allow tracking of the total number of these signs that are used by businesses.

Staff conducted surveys from April 12 to May 1, revealing that businesses value A-frame signs for their visibility and promotional use, while customers appreciate their attractiveness and utility.

The feedback from the Traffic and Parking Commission will be shared with an ad hoc committee, which will consist of members from both the Planning Commission and the Architectural Commission. A draft ordinance is expected to be presented at a future Planning Commission hearing after completing outreach and discussions with the ad hoc committee.

A zone text amendment will require review and a recommendation from the Planning Commission before being adopted by the City Council.

Beverly Hills Increases PeopleForBikes Score

The non-profit organization PeopleForBikes has released its annual city ratings, assessing over 1,500 cities for bicycling, and Beverly Hills, included for the second consecutive year, earned a Network Score of 39. This score is above the average Network Score of 28 for all cities and up from 37 last year.

The Network Score ranges from 0 to 100, with a score of 50, indicating a city is considered excellent for bicycling.

Beverly Hills achieved a score of 39, which means there have been improvements in access to parks, trails, essential services, and shopping areas. However, the report states that more could be done to improve access to jobs, schools, transit, and other neighborhoods.

For comparison, Santa Monica earned a score of 61, up from 52; Culver City and West Hollywood both scored 30, with increases from 24 and 23; and Los

Angeles improved to 25 from 19.

For more details, visit <https://cityratings.peopleforbikes.org/>.

Former Beverly Hills Stock Analyst Charged with Securities Fraud in Major Indictment

A stock analyst and frequent guest on business television news channels has been charged in a 19-count indictment alleging he used his public platform to illicitly profit by manipulating stock market activity and trading contrary to the position he presented to the public, the Justice Department announced Friday.

Andrew Left, 54, formerly of Beverly Hills but who now resides in Boca Raton, Florida, is charged with one count of engaging in a securities fraud scheme, 17 counts of securities fraud, and one count of making false statements to federal investigators.

“This defendant allegedly used his platform as a securities commentator to manipulate the markets and enrich himself in the process,” said United States Attorney Martin Estrada. “The integrity of our securities markets is essential to the health of our financial system, and those who



Andrew Left

undermine that integrity imperil the savings of hard-working people. My office’s Corporate and Securities Fraud Strike Force will continue to protect the public by rooting out malfeasance by corporate insiders who believe they are above the law.”

According to the indictment, Left conducted business under the name “Citron Research,” an online moniker he created as a vehicle for publishing investment recommendations. Citron’s online presence included a website and a social media account on X.

Using Citron’s online platform, Left commented on publicly traded companies and asserted that the market incorrectly valued the companies’ stock, advocating that the current price was too high or too low. Left’s recommendations often included an explicit or implicit representation about Citron’s trading position and a “target price,” which he represented as his own view of the security’s true future value. Further alleged in the indictment, Left used his social media platform to earn at least \$16 million in quick profits by fraudulently manipulating the stock market from at least March 2018 to October 2023.

Knowing that Citron’s reputation with

investors had the power to move markets, Left allegedly selected a publicly traded company about which he intended to publish commentary with the intention of manipulating its share price. Left prepared commentary about the company for dissemination through Citron.

According to the indictment, he also submitted limit orders to close his positions as soon as the company’s shares reached a certain price – often at prices vastly different from the target prices Citron’s commentary touted. Though Left represented to the public that his recommendations were to be trusted, behind the scenes, Left allegedly took contrary trading positions to reap quick profits off the stocks he either promoted or pilloried through Citron.

According to the indictment, Left also furthered his scheme by misrepresenting his trading positions during public appearances on news programs. After denouncing one company as a “fraud” on CNBC’s “Fast Money,” for example, Left allegedly falsely claimed to have covered only a “small size” of his position in the company’s stock when, earlier that same day, he had already closed out the majority of his position following the publication of commentary through Citron.

If convicted, Left would face a statutory maximum sentence of 25 years in federal prison for the securities fraud scheme count, up to 20 years in federal prison for each count of securities fraud, and up to five years in federal prison for the false statements count.

Help Needed in Identifying Patient

Los Angeles General Medical Center, a public hospital run by the Los Angeles County Department of Health Services, is seeking the public’s help in identifying family for a male patient who has been hospitalized since July 15.



The patient was found down in front of LA General. He is approximately 60 years old, stands 5 ‘10”, is 155 lbs, has longer brown hair that was recently dyed



Friedman Celebrates Olympic Games

To celebrate the Olympic Games, Mayor Les Friedman (right) joined France’s Deputy Consul General Dimitri Demianenko (left) at the home of the French Consul, while holding the 1984 Los Angeles Olympic Torch.

and a brown beard, also dyed, and brown eyes.

Anyone with information is asked to contact Nicole Crayon Clinical Social Worker, Los Angeles General Medical Center Department of Social Work, 323-409-3877.

National Night Out to Take Place August 6

The city’s annual National Night Out celebration is scheduled for Tuesday, August 6 from 5:00 p.m. to 8:00 p.m.

The event will be held on Rexford Drive in front of the library and fire department. The Rexford Drive entrance of the parking garage will remain open.

The following departments will par-

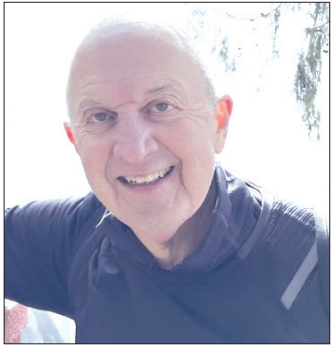


Police Chief Mark Stainbrook, former Mayor Julian Gold, and Fire Chief Greg Barton at Last Year’s Event

ticipate in the below activities:

- Equipment displays to include SWAT, K9s, Drones, Motors, and Mobile Command Center
- Support K9 NAMI photobooth
- Fire extinguisher activity
- Information on emergency preparedness
- Ride the Safe-T proof “Quake Cottage”
- CPR demonstrations
- Various department booths and the Health and Safety Commission
- Live DJ, balloon artist, character greetings, and face painting
- Slides, inflatables, and obstacle

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threestar*** shorttakes

By Peter Ostroff

Importance of Local Newspapers

I have always been a print newspaper junkie. When I was a young child, my hometown of Washington, DC had four general circulation daily newspapers, The Washington Post (where I worked as a copy boy), the Evening Star, the Times-Herald and the Washington Daily News (where I worked as a reporter of high school sports). **Jacqueline Bouvier** was a “camera girl” photographer for the Times Herald when she met her future husband, **John F. Kennedy**.

I read every paper every day and worked at the Daily News and Post in the late 1950’s and early 1960’s.

Then I discovered that NYC had seven general circulation daily newspapers (not counting the Wall Street Journal or the Brooklyn Eagle; the Eagle was fatally injured when the Dodgers abandoned the borough of Brooklyn for LA) and Boston had four (not counting the Christian Science Monitor). One summer I spent several weeks with my grandmother Sophie Ostroff who then lived in Willimantic CT halfway between Boston and NYC. I had my pick of the best of both cities’ papers and was in hog heaven.

Working my way through newspapers was the way that I learned to read and then how I learned about the world.

Most of these newspapers have now disappeared and the number has dwindled from 15 to five or six.

Major metropolitan newspapers were once the sole source for news about a community, a city, a region, the country and the world. The digital age has decimated daily newspapers.

A majority of the daily newspapers that existed fifty years ago no longer exist. People get much of their news from online news sites and social media. In the absence of robust local newspapers,

local weekly newspapers are the only source for community news.

A July 24 LA Times story focused on the situation in Richmond, CA, a city of more than 100,000 in Contra Costa County in northern California. There are no daily or other independent newspapers covering events in Richmond. There is one weekly, the Richmond Standard, which is owned and published by Chevron Oil. Not coincidentally, Chevron is the largest employer, the largest taxpayer and, some say, the largest polluter. But, apart from the Standard, Richmond has no other source of local news.

What is that situation likely to provide regarding the city’s most important commercial operation?

So what happens in the absence of an independent news source?

Most importantly, there is no public watchdog. There is no publication to report on local government or hold accountable officials for their action or inaction.

Notably, our city is governed by a five person Council. Our school district is governed by a five person Board. Simply put most charitably, this is government by committee.

I have some favorite sayings about committees. For example, a zebra was intended to be a horse but was built by a committee. More importantly, when a committee is in charge of something, no one is in charge. But this is what we have.

Given this situation, it is very difficult to hold anyone responsible or accountable for anything. The approach that our departments or staff play complicates matters further. Often the first time that Council or the Board is exposed in any meaningful way to an issue is when it receives a staff report in a public meeting. Often these staff reports (which are frequently prepared by outside consul-

tants) are so lengthy and detailed that there is no time or energy remaining for meaningful examination. This, too, makes accountability a challenge.

Accountability is only possible when the public is aware of what our Council and Board are doing including the positions and is informed about actions of individual “committee” mem-

bers. As a member of the Beverly Hills Planning Commission, I learned that while issues such as peace in the Middle East or secure borders are important to many of our residents, nothing is more important than whether there will be bike lanes that interfere with parking on residential streets or whether a large multifamily building will be erected near a street already impacted by heavy traffic.

Awareness and direction can come only from our robust weekly newspapers, perhaps assisted, for better or for worse, by social media chatter.

Let’s look specifically at what public discourse in Beverly Hills would look like without the Courier, the Weekly and, to some degree, the Press. First and foremost, we would not have even basic information about what the Council and Commissions are doing about issues such as land use, plans for the arrival of the subway or park development. We would be less likely to have any information about what is on the Council agenda or whether vacancies exist on city commissions. The School Board now must also tackle vital issues. Without our local newspapers, it would be difficult to follow what the board is doing.

Our local newspapers, like newspapers everywhere, have been badly hurt by the digital age. Advertisers simply are not supporting print media. In the case of Beverly Hills, the newspapers are highly dependent on revenues from advertising by the City, specifically notices of openings on commissions, notices of proposed actions at upcoming meetings and other promotions of city events.

While the revenues are of vital importance, the heavy reliance on revenues from city advertising creates the opportunity for members of city government to reward newspapers that provide favorable coverage and punish those who

do not. For this reason, it is important that there be long term arrangements between the city and the newspapers which provide for objective guidelines for advertising placement (e.g. all legally required ads in all three newspapers with rates set by the relative audited print circulation of the newspapers) and limits discretion of city officials or employees in ad placement.

This is the only way to ensure that opinionated and provocative voices such as mine will continue to be heard.

An update on the school board election.

Last week I wrote about the upcoming election as I was concerned that there were only three announced candidates for three open seats. This was a concern because if there were only three candidates, the election would be canceled and the three current candidates would be deemed elected to the School Board.

Without a campaign there would be no real opportunity for a public discussion regarding the issues facing BHUSD and an assessment of the views of candidates regarding those issues.

This is an important race because the board must address some vital issues in the coming months and years. These include the smooth transition to El Rodeo, the completion of the construction at the high school, how best to use the now closed Hawthorne campus which is a great opportunity for the city and, most importantly, how to improve the quality of education at all of our schools.

The good news is that a fourth candidate, **Sigalie Sabag**, has announced her candidacy. And there may be others. The more the merrier.

Prospective candidates have until August 14 to file nomination papers with the County Registrar-Recorder. Filing information can be found at lavote.net.

On Friday August 23, Beverly Hills residents **Myra Lurie** and **Dr. Justin Ranaan** will present “Dancing like the Stars” at the Saban Theatre. This is a charitable event intended to help local underprivileged youth achieve a lifetime of healthy beautiful teeth. Ticket information can be found at www.events54.com/GASF.

briefs cont. from page 5

courses

- Various food truck offerings

“National Night Out is always an event our community looks forward to,” said Beverly Hills Mayor Les Friedman. “It’s the perfect opportunity to see what our incredible public safety team does day in and day out, and we invite everyone to come and meet all the men and women working to keep Beverly Hills safe.”

National Night Out is a nationwide event held every August to promote various crime prevention programs and the development of safer communities.

Admission to National Night Out is free, and free parking will be available

at the Civic Center Parking Garage after 5:00 pm. The city will also validate parking as required.

Leslie Paula and the Latin Soul Band to Perform Tonight

Tonight’s Concerts on Canon will feature *Leslie Paula and the Latin Soul Band*, bringing together a combination of salsa, bolero, and jazz from 6pm-8pm.

The following is the remaining concert list:

- August 8 - Upstream — Reggae, Steel Drum, Calypso
- August 15 - David Gab — Rock and Roll



Leslie Paula and the Latin Soul Band

- August 22 - The Tokens — Doo-Wop/Pop

Concerts on Canon is a weekly summer concert series every Thursday until August 22.

More information and updates can be found at beverlyhills.org/concertsoncanon.

Social Abstraction Exhibit at Gagosian

Visit Gagosian this summer for Social Abstraction, an exhibit on view until August 30.

Social Abstraction features work by Kyle Abraham, Kevin Beasley, Allana Clarke, Theaster Gates, Cy Gavin, Alteronice Gumby, Lauren Halsey, Kahlil Robert Irving, Devin B. Johnson, Rick Lowe, Eric N. Mack, Cameron Welch, and Amanda Williams.

This is a two-part exhibition in Beverly Hills and Hong Kong curated by Antwaun Sargent.

Spanning twenty-eight feet in length, Rick Lowe’s collage painting *Cavafy Remains* (2024) is dedicated to Greek

coverstory

TALKING TOURISM

Conference and Visitor Bureau Chair John Scanlon on Beverly Hills Hospitality

By Danielle Berjikian

You are the General Manager for The Beverly Hills Hotel. Tell us about that.

I arrived in May 2022 from London and have been working for this company for almost 20 years. Previously, I was at The Dorchester and 45 Park Lane, and I also worked for the corporate office. This is my fifth job in the company. I started in 2005 as the Director of Revenue. During that time, I made many trips to Beverly Hills working on revenue management. Then, I ran The Dorchester as acting general manager and hotel manager. Just over 26 months ago, I got an opportunity to come here.

What are some goals you have for the CVB?

I am new to the city and new to the CVB, and I am delighted to have the role and responsibility that I have working closely with [CEO Julie Wagner] and the board. My goal is to be collaborative with the other General Managers, supporting the CVB and attending meetings, as well as backing city initiatives.

My main objective is simple: to work [collectively] to [attract more visitors] to stay in Beverly Hills and support our hotels. We need to make the city more attractive as a destination, [highlighting]

its remarkable history, iconic status, and beauty.

There are many choices for international and domestic travelers, so we need to enhance the city's attractiveness. [Beverly Hills offers excellent] shopping and [proximity] to neighboring cities like Santa Monica and West Hollywood. My goal is to bring more people to Beverly Hills in any way I can.

In Issue #1239, past Chair Scott Berger mentioned that tourism is “Not back in full force to where 2019 or 2018 numbers were.” Have you noticed if tourism has returned since the pandemic?

The numbers are not back to [pre-pandemic levels], but in 2022, we had a very busy summer as people were eager to travel post-COVID. However, in 2023 and 2024, people have been choosing other

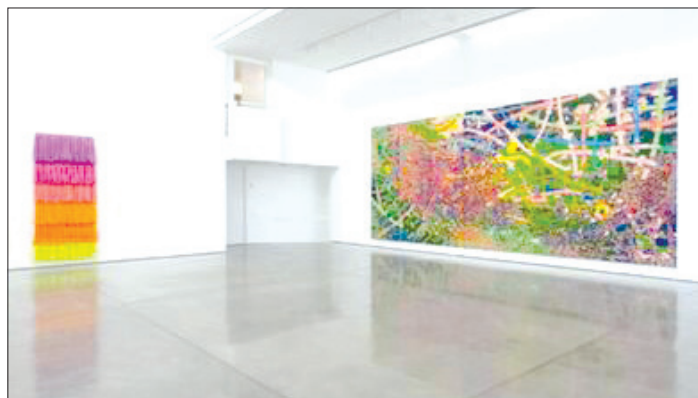
destinations.

The passenger numbers into LAX are down, and you can feel that impact in the city and across the board. We are not back to how we were. I think the strategy at many hotels has been to keep rates a bit higher while experiencing lower occupancy. We [definitely] want to increase occupancy.

Is safety still a concern with tourists?



“We need to make Beverly Hills more appealing as a destination, highlighting its remarkable history, iconic status, and beauty”



Installation View

poet C. P. Cavafy. The large-scale work is structured by intersections and nodes that evoke lettering, maps of urban infrastructure, and the forms of domino games in a layered weave of vivid colors and intersecting lines.

Assembly Bill 413, introduced by Assemblymember Alex Lee and sponsored by the transportation advocacy group Streets For All, was signed into law by Governor Gavin Newsom in October

Traffic and Parking Commission to Discuss Assembly Bill 413

The Traffic and Parking Commission is expected to discuss Assembly Bill 413, also commonly known as the “Daylighting Bill,” at its Thursday meeting.

Not so much. I think there's a lot happening in the city. You have your cameras at the point of entry, and the city is densely covered with [security measures]. It's very much focused on protecting the city and the people all the time. I think that's less of a concern now. In fact, I'm hearing about it less and less, and maybe it's time we stop talking about it ourselves.

What kind of questions do foreign tourists ask about Beverly Hills?

With The Beverly Hills Hotel itself they love the old Hollywood [charm]. The hotel is a Hollywood icon, it has that glamor of the golden era of Hollywood, which people find magical about coming here. There aren't many hotels in the world where you walk onto a red carpet upon arrival, and that is one of the many reasons it is so loved.

The entire city has some of that magic, including its buildings and beautiful architecture. People come here for the weather, the climate, the beach, and to dine out. It's a place for recreation, and this hotel is like an urban resort. Although it's very much a part of the city, it feels somewhat cut off by its location. I think people come here for the glamor of the destination, to dine, and to experience the iconic sites. There's so much to offer.

The City Council recently approved the annual work plan for the CVB, which includes funding for the 2025 Miami event. Tell us about that.

It's important to remind the travel community, travel agents, and industry [professionals] that Beverly Hills is a remarkable destination. If we're not out there talking about it and reminding people, we're doing ourselves a disservice.

We're going to New York in October. These trips are important for building and maintaining relationships. This is a people's industry, and it's important we have strong relationships with those who influence travelers across the state or the world to come to the city. That's a very important part in helping drive business and by working in this industry, I know it's very effective.

What are some ways the Beverly Hills hotel market is different from Lon-

don?

While both destinations are world-renowned and attract similar high-end travelers, there are considerable differences between the two. I believe the most significant one is that London, being a major international business hub, welcomes an expanded international clientele. What's more, it is centrally located to other major global cities in Europe, the Middle East, and beyond. London's hotel market tends to be more transient, catering to a mix of tourists, business travelers and international visitors. It is also an historic, expansive city with approximately 9 million people.

Los Angeles, and thereby Beverly Hills, also has an element of this geographic draw, as it is a key gateway for visitors from regions such as Asia-Pacific, Australia and Hawaii. But it's fair to say it attracts a larger audience of leisure travelers. The Beverly Hills market is more community-based, entertainment industry focused, and celebrity-centric, thereby attracting more frequent visits from the local community. Incorporated in 1914, Beverly Hills is also relatively young by world standards and much smaller in scale than London with a population of only 31,000.

What do you hope to accomplish as CVB Chair?

As I mentioned earlier, I want to make sure we maintain a close working relationship with each of the hotels. With a collection of general managers sitting on the board, it's important we have a good, close relationship working with each other, supporting each other in the best interests of the city. And that we are working closely with Julie [Wagner] and the rest of the team on the board to support initiatives that market the destination and make it as appealing as possible. It's [essential] that we work hard to attract more visitors and business.

While I'm relatively new to the city, my focus has primarily been on The Beverly Hills Hotel. It's such a great hotel, and I have many plans to make it even better. My goal is to enhance the CVB's [effectiveness] and improve it in any way we can.

2023. The bill aims to tackle California's high pedestrian fatality rates, which are nearly 25% above the national average, making the state the leader in pedestrian deaths. By improving sight lines at intersections, the legislation seeks to reduce accidents and enhance road safety.

The Federal Highway Administration's 2022 report highlights that almost 40% of pedestrian fatalities and serious injuries in the U.S. occurred at intersections between 2015 and 2019. Enhancing pedestrian visibility at these critical points is a key component of the Safe System approach to minimizing crash risks.

Before AB 413, California was one of only seven states permitting parking near intersections. Most states prohibited parking within 20 feet of a cross-

walk, a rule that was initially part of the Uniform Vehicle Code but was removed when it was incorporated into California's Vehicle Code. The new law, effective January 1, 2024, includes a grace period during the first year, where only warnings will be issued to allow for public education. Starting January 1, 2025, violations will result in citations. The law applies to all public roads in California, though local authorities can make exceptions for commercial vehicle loading/unloading and bicycle or motorized scooter parking through specific ordinances.

In the city, many intersections already restrict parking near corners, either through red curbs or limited space due to extra travel or turning lanes. With the

briefs cont. on page 8



Applications for
TEAM BEVERLY HILLS
are open now until

August 9, 2024

The Team Beverly Hills program is designed to create an environment that nurtures and encourages leadership, participation and responsibility by the City's citizenry.



Apply online at beverlyhills.org/teambeverlyhills



Contact teambh@beverlyhills.org for any inquiries.

briefs cont. from page 7

new law, some locations may see a reduction of approximately one parking space closest to the intersection on the approach side.

The law does not require new signs or curb painting, but these measures might be needed in high-demand parking areas within the city. The Public Works Department will assess locations across Beverly Hills to identify priority areas, particularly focusing on school zones, where signage or curb painting may be

necessary.

Staff will update residents about the new law through various channels, including newsletters, social media, and community events. Education efforts will be ongoing throughout the year to ensure broad awareness before citation enforcement starts in 2025.

ArtWalk Guided Tour to Take Place Aug. 4

ArtWalk Guided Tours will be continuing on August 4, at 10 am for a lei-

surely stroll through Beverly Gardens Park.

There is no cost to participate but registration is required at <https://www.eventbrite.com/e/beverly-hills-artwalk-guided-tour-tickets-943602399177?aff=oddtcreator>.

PickleFest to Take Place Sunday

Pickle fanatics and pickling amateurs will compete at the annual Picklefest Contest on August 4 at the Beverly Hills

Farmers' Market from 8am to 12:30pm.

The curated pickle contest will crown winners in two categories: Best Dill Pickle in Beverly Hills and "I Can Pickle That!"

All pickled produce submitted must be grown in California.

In addition to the curated pickle contest, other activities will include arts and crafts for kids and a game zone.

Visit <https://ca-beverlyhills.civicplus.com/488/Farmers-Market> to enter.

--Briefs Compiled by Danielle Berjikian

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.

SIMMONS, LAYLA ASHLEY, 25, arrested on 6/28/24 for possession of a controlled substance and public intoxication.

TAFT, DAVID O'HARA, 32, arrested on 6/28/24 for criminal conspiracy and burglary - from auto.

MADEN, DEVONTAE SHEMARR,

32, arrested on 6/28/24 for criminal conspiracy and burglary - from auto.

BERRYMAN, TYQUAN GREGORY, 30, arrested on 6/28/24 for criminal conspiracy and burglary - from auto.

JANSEN, CHRISTOPHER JAMES, 36, arrested on 6/29/24 for tampering with vehicle, possession of drug parapherna-

lia, possession of meth/etc, and having an outside misdemeanor warrant.

SPAMPINATO, JOSEPH ANTHONY, 35, arrested on 6/28/24 for battery - use of force or violence upon another.

COBOS, STEPHEN MAXAMILLIAN, 33, arrested on 6/28/24 for driving while license is suspended.

MARTINEZ, RAMIRO, 40, arrested on 6/29/24 for possession of drug paraphernalia, trespassing of real property, loiter, proposal or wanders upon private property without visible or lawful business.

KEITH, STEVEN ANTHONY, 43, ar-

rested on 6/29/24 for possession for sale, resist, delay or obstruct any public officer, peace officer or emergency medical technician, and driving under the influence of alcohol and drugs.

JOHNSON, MAURIER MARQUEL, 37, arrested on 6/29/24 for loaded firearm in public person or vehicle.

DILLOW, CHRYSTAL JEAN, 50, arrested on 6/20/24 for driving under the influence of alcohol, and driving under the influence with a blood alcohol over .08.

CHAN, ANGEL MEN, 54, arrested on 6/30/24 for theft or driving of vehicle,

Beverly Hills Weekly

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and driving while license is suspended.
TRUJILLO, CAROL MANUEL, 40, arrested on 6/30/24 for possession of drug paraphernalia.
CANNON, JONATHAN H, 39, arrested on 7/1/24 for driving while license is suspended.
JIMENEZ, JUAN CARLOS, 42, arrested on 7/1/24 for public intoxication.

HERNANDEZ-POJOY, STEVEN, 34, arrested on 7/1/24 for having a BHPD felony bench warrant.
BROOKS, TOMMILL JACQUAN, 24, arrested on 6/30/24 for possession for sale.
GARDINA, YUSEFF EMILE, 25, arrested on 6/30/24 for theft or driving of vehicle.

WATSON, DANIEL BENJAMIN, 39, arrested on 7/1/24 for battery - use of force or violence upon another.
ATAVIA, ANTHONY C, 59, arrested on 7/1/24 for battery - use of force or violence upon another.
WYCKOFF, DERIK MICHAEL, 54, arrested on 7/1/24 for driving while license is suspended for DUI, and penal-

Public Notices

310-887-0788

Forms available at
www.onestopdbas.com

Anthony Triet Nguyen
16434 S Saint Andrews Pl
Gardena, CA 90247
Case Number: 24TRCP00256
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
825 Maple Ave
Torrance, CA 90503
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Anthony Triet Nguyen
TO ALL INTERESTED PERSONS
Petitioner: Anthony Triet Nguyen
Present name: Anthony Triet Nguyen
Proposed name: Triet Minh Nguyen
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: 7/2/24 Time: 830a Dept: B Rm: 620
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: 7/1/24, 7/18/24, 7/25/24, 8/1/24 193
Maria Elisa Cerriteno Diaz
160 W 99th St
Los Angeles, CA 90003
Case Number: 24CMCP00094
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Maria Elisa Cerriteno Diaz
TO ALL INTERESTED PERSONS
Petitioner: Maria Elisa Cerriteno Diaz
Present name: Maria Elisa Cerriteno Diaz
Proposed name: Maria Elisa Bautista
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: 9/12/24 Time: 830a Dept: E Rm: 1004
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: 7/1/24, 7/18/24, 7/25/24, 8/1/24 194
FICTITIOUS BUSINESS NAME STATEMENT: 2024137233 The following person(s) is/are doing business as: ACHILLES NEUROLOGY CLINIC. AON# 5267536. 9440 Santa Monica Bl #301, Beverly Hills, CA 90210. County of Los Angeles. ACHILLEFS NTRANOS MD PC. 9440 Santa Monica Bl #301, Beverly Hills, CA 90210. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Achilles Ntranos, MD PC, President. This statement is filed with the County Clerk of Los Angeles County on: 6/28/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 7/11/24, 7/18/24, 7/25/24, 8/1/24 195
Newman
Lynwood CA 90262
Case Number: 24CMCP00096
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Newman
TO ALL INTERESTED PERSONS
Petitioner: Newman
Present name: Newman
Proposed name: Darryl Maddox
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: 9/12/24 Time: 830a Dept: E Rm: 1004
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: 7/2/24, Signed: Wendy L. Wilcox, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 196
Leanna Franco
4514 Hedda St
Lakewood, CA 90712
Case Number: 24NWCP00233
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Lilah Danielle Castillo
TO ALL INTERESTED PERSONS
Petitioner: Lilah Danielle Castillo
Present name: Lilah Danielle Castillo
Proposed name: Emma Jane Castillo
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: 8/5/24 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: 6/17/24, Signed: Olivia Rosales, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 197
Shydon Auclair
Case Number: 24NWCP00253
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
12720 Norwalk Bl
Norwalk, CA 90650
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Shydon Auclair
TO ALL INTERESTED PERSONS
Petitioner: Shydon Auclair
Present name: Shydon Auclair
Proposed name: Aydon Auclair
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: 9/6/24 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: 7/2/24, Signed: Olivia Rosales, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 198
Jason Robard Murry
5112 Sepulveda Bl #203
Sherman Oaks, CA 91403
Case Number: 24VECP00263
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 Sylmar Ave
Van Nuys, CA 91401
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Jason Robard Alfred
TO ALL INTERESTED PERSONS
Petitioner: Jason Robard Alfred
Present name: Jason Robard Alfred
Proposed name: Jason Robard Murry
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: 8/16/24 Time: 830a Dept: V Rm: 620
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: 7/2/24, Signed: Virginia Keeny, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 199
FICTITIOUS BUSINESS NAME STATEMENT: 2024141887 The following person(s) is/are doing business as: MALIBU 310; MALIBU 310 BEACH CLOTHING. 1253 N Harper Ave #D West Hollywood, CA 90046. County of Los Angeles. VLADISLAV KANASH. 1253 N Harper Ave #D West Hollywood, CA 90046. This business is conducted by: a Corporation. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Vladislav Kanash, Owner. This statement is filed with the County Clerk of Los Angeles County on: 7/2/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 7/11/24, 7/18/24, 7/25/24, 8/1/24 200
FICTITIOUS BUSINESS NAME STATEMENT: 2024125352 The following person(s) is/are doing business as: KARL JEAN AMIR. AON #202425774204320 Globe Ave. Culver City, CA 90230. County of Los Angeles. WESTSIDE STUDIOS LLC. 4320 Globe Ave. Culver City, CA 90230. This business is conducted by: a Limited Liability Company. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: Karol Amir, Manager. This statement is filed with the County Clerk of Los Angeles County on: 6/11/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 7/11/24, 7/18/24, 7/25/24, 8/1/24 201
Michelle Rose Kimball
22238 Flanco Rd
Los Angeles, CA 91364
Case Number: 24VECP00292
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
6230 Sylmar Ave
Van Nuys, CA 91401
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Michelle Rose Kimball
TO ALL INTERESTED PERSONS
Petitioner: Michelle Rose Kimball
Present name: Michelle Rose Kimball
Proposed name: Michelle Rose Avelitsyan
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: 8/19/24 Time: 830a Dept: T Rm: 600
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: 7/5/24, Signed: Virginia Keeny, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 202
Clementina Velazquez
821 Ocala Ave
La Puente, CA 91744
Case Number: 24PSCP00030
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
400 Civic Center Plaza
Pomona, CA 91766
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Clementina Velazquez
TO ALL INTERESTED PERSONS
Petitioner: Clementina Velazquez
Present name: Clementina Velazquez
Proposed name: Clemten Velazquez
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: 8/16/24 Time: 830a Dept: K Rm: 600
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: 6/25/24, Signed: Peter A. Hernandez, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 203
Mars Supreme Jacob Pineset
Case Number: 24CMCP00082
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Mars Supreme Jaccon Pineset
TO ALL INTERESTED PERSONS
Petitioner: Mars Supreme Jacob Pineset
Present name: Mars Supreme Jacob Pineset
Proposed name: Mars Prince Morgan
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: 8/15/24 Time: 830a Dept: E Rm: 1004
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: 6/6/24, Signed: Wendy L. Wilcox, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 204
Sejbuk Zbigniew Mieczyslaw
905 N Beverly Dr
Beverly Hills, CA 90210
Case Number: 24SMCP00316
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Sejbuk Zbigniew Mieczyslaw
TO ALL INTERESTED PERSONS
Petitioner: Sejbuk Zbigniew Mieczyslaw
Present name: Sejbuk Zbigniew Mieczyslaw
Proposed name: Sejbuk Zbigniew Bruce
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: 8/16/24 Time: 830a Dept: K Rm: 600
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: 7/1/24, Signed: Lawrence Cho, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 204
David Josef Chernobylsky
Case Number: 24SMCP00316
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
1725 Main St
Santa Monica, CA 90401
AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: David Josef Chernobylsky
TO ALL INTERESTED PERSONS
Petitioner: David Josef Chernobylsky
Present name: David Josef Chernobylsky
Proposed name: David Josef Noby
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: 8/30/24 Time: 830a Dept: K Rm: 600
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: 7/5/24, Signed: Lawrence Cho, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 205
Chance Powell, by and through Ebony Miller
Case Number: 24CMCP00067
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
200 W Compton Bl
Compton, CA 90220
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
PETITION OF: Chance Powell, by and through Ebony Miller
TO ALL INTERESTED PERSONS
Petitioner: Chance Powell, by and through Ebony Miller
Present name: Chance Powell
Proposed name: Chance Miller
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: 8/16/24 Time: 830a Dept: E Rm: 1004
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: 4/29/24, Signed: Wendy L. Wilcox, Judge of the Superior Court
Published: 7/11/24, 7/18/24, 7/25/24, 8/1/24 206
FICTITIOUS BUSINESS NAME STATEMENT: 2024143996 The following person(s) is/are doing business as: EXPRESS. AOW FICHA. 8237 RANDI AVENUE WOODLAND HILLS CA 91367. LYNN B TIVENS. P.O. BOX 36 WOODLAND HILLS CA 91365-0036. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/24. Signed: LYNN B TIVENS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,171
FICTITIOUS BUSINESS NAME STATEMENT: 2024144353 The following person(s) is/are doing business as: CAMP GROUNDED; CAMP RESET. 11252 CAMARILLO STREET NORTH HOLLYWOOD CA 91602. BRAND DNA ADVISORS. 11252 CAMARILLO STREET NORTH HOLLYWOOD CA 91602. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: BRANDY LITTLE, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,182
FICTITIOUS BUSINESS NAME STATEMENT: 2024144034 The following person(s) is/are doing business as: PLATINUM SMOKE LAND. 8530 FOOTHILL BLVD UNIT C SUNLAND CA 91040. MARIA TAHMASJIAN SAVARANI. 10250 MOUNTAIN AVE APT 104 TULINGA CA 91042. VAHE ABRAMYAN. 6330 FOOTHILL BLVD UNIT C SUNLAND CA 91040. This business is conducted by: COPARTNERS. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: VAHE ABRAMYAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,183
FICTITIOUS BUSINESS NAME STATEMENT: 2024141537 The following person(s) is/are doing business as: TOPANGA MARKET & DELI. 10136 TOPANGA CANYON BLVD CHATSWORTH CA 91311. 6282626. TOPANGA MARKET INC. 10136 TOPANGA CANYON BLVD CHATSWORTH CA 91311. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/24. Signed: HOVHANNES HARUTYUNYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/02/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,173
FICTITIOUS BUSINESS NAME STATEMENT: 2024143544 The following person(s) is/are doing business as: LO SKIN CARE. 3334 ROWENA AVENUE APT B LOS ANGELES CA 90027. LAURENCE PONZONE. 3334 ROWENA AVENUE APT B LOS ANGELES CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LAURENCE PONZONE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,174
FICTITIOUS BUSINESS NAME STATEMENT: 2024138260 The following person(s) is/

are doing business as: BACKYARD BBQ. 7756 HILLROSE ST TUJUNGA CA 91042. 6275375. BBQ BLISS INC. 7756 HILLROSE ST TUJUNGA CA 91042. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/24. Signed: GAYANE MATEVOSYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 06/27/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,175
FICTITIOUS BUSINESS NAME STATEMENT: 2024108780. The following person(s) is/are doing business as: CHOPMASTER J LTD. CHOPSONGS PUBLISHING GROUP; HERB'NSOUL ENT.MEDIA CO. THE DIGITAL DOPE CO. DUNXG MUSIC; BUZZ'D B. BERKELEY PRODUCTIONS; DRIGHTWAY ENTERPRISES. 18034 VENTURA BLVD 2090 ENCINO CA 91316. JIMI C. DRIGHT JR. 18034 VENTURA BLVD 2090 ENCINO CA 91316. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/24/24. Signed: JIMI C. DRIGHT JR, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 05/20/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/04/2024, 07/11/2024, 07/18/2024, 07/25/2024 TBS 10,176
FICTITIOUS BUSINESS NAME STATEMENT: 2024143064. The following person(s) is/are doing business as: HOLLYWOOD TERR. 1835 TAFT AVE APT 12 LOS ANGELES CA 90028. JOSEPH BRUILLETTE. 1835 TAFT AVE APT 12 LOS ANGELES CA 90028. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 11/2021. Signed: JOSEPH BRUILLETTE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,177
FICTITIOUS BUSINESS NAME STATEMENT: 2024142930. The following person(s) is/are doing business as: LUNAI; NULL MODULAR. 5128 HUB ST LOS ANGELES CA 90042. NULL LA. 5128 HUB ST LOS ANGELES CA 90042. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 10/2023. Signed: MEGHAN HUI, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 07/05/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,178
FICTITIOUS BUSINESS NAME STATEMENT: 2024141834. The following person(s) is/are doing business as: RD FABRICATING; RD FAB. 11108 EL ARCO DR WHITTIER CA 90604. RAYMOND DENNIS. 11108 EL ARCO DR WHITTIER CA 90604. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: RAYMOND DENNIS, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/02/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,180
FICTITIOUS BUSINESS NAME STATEMENT: 2024138307. The following person(s) is/are doing business as: CRYSTAL'S ALLURE. 6653 6TH AVE LOS ANGELES CA 90043. CRYSTAL GILBERT. 6653 6TH AVE LOS ANGELES CA 90043. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: 06/20/24. Signed: CRYSTAL GILBERT, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 06/27/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,181
FICTITIOUS BUSINESS NAME STATEMENT: 2024144435. The following person(s) is/are doing business as: RDEN BAR & RESTAURANT; RDEN JAZZ CLUB. 6280 HOLLYWOOD BLVD HOLLYWOOD CA 90028. PUBLIC SQUARE LA INC. 6280 HOLLYWOOD BLVD LOS ANGELES CA 90028. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 05/20/23. Signed: GASPARD PETROSYAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,182
FICTITIOUS BUSINESS NAME STATEMENT: 2024144034. The following person(s) is/are doing business as: PLATINUM SMOKE LAND. 8530 FOOTHILL BLVD UNIT C SUNLAND CA 91040. MARIA TAHMASJIAN SAVARANI. 10250 MOUNTAIN AVE APT 104 TULINGA CA 91042. VAHE ABRAMYAN. 6330 FOOTHILL BLVD UNIT C SUNLAND CA 91040. This business is conducted by: COPARTNERS. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: VAHE ABRAMYAN, GENERAL PARTNER. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,183
FICTITIOUS BUSINESS NAME STATEMENT: 2024141537. The following person(s) is/are doing business as: TOPANGA MARKET & DELI. 10136 TOPANGA CANYON BLVD CHATSWORTH CA 91311. 6282626. TOPANGA MARKET INC. 10136 TOPANGA CANYON BLVD CHATSWORTH CA 91311. This business is conducted by: A CORPORATION. Registrant has begun to transact business under the fictitious business name or names listed here on: 07/20/24. Signed: HOVHANNES HARUTYUNYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/02/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,173
FICTITIOUS BUSINESS NAME STATEMENT: 2024143544. The following person(s) is/are doing business as: LO SKIN CARE. 3334 ROWENA AVENUE APT B LOS ANGELES CA 90027. LAURENCE PONZONE. 3334 ROWENA AVENUE APT B LOS ANGELES CA 90027. This business is conducted by: AN INDIVIDUAL. Registrant has begun to transact business under the fictitious business name or names listed here on: N/A. Signed: LAURENCE PONZONE, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/08/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 07/11/2024, 07/18/2024, 07/25/2024, 08/01/2024 TBS 10,174
FICTITIOUS BUSINESS NAME STATEMENT: 2024138260. The following person(s) is/

ties: conviction within 10 years of prior DUI conviction.
TALIAFERRO, KORI ADAM, 18, arrested on 7/1/24 for driving unlicensed upon highway.
WELLS, CAMERON JAMES, 26, arrested on 7/2/24 for driving unlicensed upon highway, and driving under the influence of drugs.

statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,268

FICTITIOUS BUSINESS NAME STATEMENT: 2024154354. The following person(s) is/are doing business as: LMA EQUITY, 3148 DEEP CANYON DR BEVERLY HILLS CA 90210. LOTFI MEHDIAN, 3148 DEEP CANYON DR BEVERLY HILLS CA 90210. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: LOTFI MEHDIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/23/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,259

FICTITIOUS BUSINESS NAME STATEMENT: 2024153706. The following person(s) is/are doing business as: ARAZ BAKERY, 12251 FOOTHILL BLVD SYLMAR CA 91342. SEALGE ESAEIAN, 12251 FOOTHILL BLVD SYLMAR CA 91342. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: SEALGE ESAEIAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/29/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,60

FICTITIOUS BUSINESS NAME STATEMENT: 2024157683. The following person(s) is/are doing business as: SOCIAL BUDDY-FLY, 1001 WILSHIRE BLVD #2060 LOS ANGELES CA 90017. DIVERSE MINDS SERVICES LLC, 1001 WILSHIRE BLVD #2060 LOS ANGELES CA 90017. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/2024. Signed: CHANDA SIMON, MEMBER. This statement is filed with the County Clerk of Los Angeles County on: 07/26/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,261

FICTITIOUS BUSINESS NAME STATEMENT: 2024152507. The following person(s) is/are doing business as: SECOND LOOK ADOPTS, 24 BUCKSKIN LANE ROLLING HILLS ESTATES CA 90274. 1918649. KAJA ENTERTAINMENT INC, 24 BUCKSKIN LANE ROLLING HILLS ESTATES CA 90274. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: KIRSTEIN POULIN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/19/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,262

FICTITIOUS BUSINESS NAME STATEMENT: 2024152301. The following person(s) is/are doing business as: OZ CONSULTING, 17412 VENTURA BLVD #524 ENCINO CA 91316. OZ LOCKSMITH INC, 17412 VENTURA BLVD #524 ENCINO CA 91316. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: RON OZ, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 07/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,263

FICTITIOUS BUSINESS NAME STATEMENT: 2024156356. The following person(s) is/are doing business as: MG STORE, 11856 BALBOA BLVD 212 GRANADA HILLS CA 91344. MERI TOVMASYAN, 11856 BALBOA BLVD 212 GRANADA HILLS CA 91344. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: 07/2024. Signed: MERI TOVMASYAN, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,264

FICTITIOUS BUSINESS NAME STATEMENT: 2024156743. The following person(s) is/are doing business as: KAHUNA TRADING CO, 455 GRISWOLD AVE SAN FERNANDO CA 91340. GABRIEL J CABRERA, 455 GRISWOLD AVE SAN FERNANDO CA 91340. This business is conducted by: AN INDIVIDUAL. Registrant commenced to transact business under the fictitious business name(s) listed above on: N/A. Signed: GABRIEL J CABRERA, OWNER. This statement is filed with the County Clerk of Los Angeles County on: 07/25/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,265

FICTITIOUS BUSINESS NAME STATEMENT: 2024142540. The following person(s) is/are doing business as: MATER, 11482 BURBANK BLVD NORTH HOLLYWOOD CA 91601.6258842. ARA ENTERTAINMENT GROUP INC, 600 N BRAND BLVD 240 GLENDALE CA 91203. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 06/2024. Signed: ALFRED MAKHMUDYAN, PRESIDENT. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,267

FICTITIOUS BUSINESS NAME STATEMENT: 2024142537. The following person(s) is/are doing business as: ALLSTAR RECYCLING CENTER, MERCEDES & BMW AUTO PARTS, 12345 BRAND BLVD, SUITE 91352, SINANIAN ENTERPRISES INC, 12345 BRAND BLVD, SUITE 91352, SANTA MONICA CA 90404. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/2023. Signed: TADEH SINANIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,268

FICTITIOUS BUSINESS NAME STATEMENT: 2024142534. The following person(s) is/are doing business as: BLACKSTONE RESOURCES GROUP, 1801 CENTURY PARK EAST SUITE 2500 LOS ANGELES CA 90067. BLACKSTONE RESOURCES GROUP LLC, 1801 CENTURY PARK EAST SUITE 2500 LOS ANGELES CA 90067. This business is conducted by: A LIMITED LIABILITY COMPANY. Registrant commenced to transact business under the fictitious business name(s) listed above on: 01/2017. Signed: SAM OSCEOLA, MANAGER. This statement is filed with the County Clerk of Los Angeles County on: 07/03/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,270

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24SMCP00387
07/26/2024
MASTOOREH NAJAFI
339 NORTH PALM DRIVE APT #603
BEVERLY HILLS CA 90210

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES SUPERIOR COURT
SANTA MONICA COURT HOUSE
1725 MAIN STREET
SANTA MONICA CA 90401
PETITION OF: MASTOOREH NAJAFI for change of name
TO ALL INTERESTED PERSONS:
Petitioner: MASTOOREH NAJAFI filed a petition with this court for a decree changing names as follows:
Present name: MASTOOREH NAJAFI
Proposed name: MASIE NAJAFI
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING DATE: 09/20/2024 Time: 8:30AM Dept: K Room:

The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY
Signed: LAWRENCE H CHO, Judge of the Superior Court
Date: 07/26/2024
Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,271
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24TRCP00293
07/26/2024
LEROYA SOFIA SANFORD
2021 W 93RD ST
LOS ANGELES CA 90047
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
825 MAPLE AVE
TORRANCE CA 90503
TORRANCE COURTHOUSE
PETITION OF: LEROYA SOFIA SANFORD for change of name
TO ALL INTERESTED PERSONS:
Petitioner: LEROYA SOFIA SANFORD filed a petition with this court for a decree changing names as follows:

changing names as follows:
Present name: LEROYA SOFIA SANFORD
Proposed name: LEROYA ROYA KATHERINE SANFORD
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING DATE: 09/13/2024 Time: 8:30AM Dept: M Room: 350
The address of the court is same as noted above.
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY
Signed: GARY Y TANAKA, Judge of the Superior Court
Date: 07/26/2024
Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,272
ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case Number: 24STPO2302
07/26/2024
OLLIVER BANDEIRA DI STASI
101 S MARIPOSA AVE
LOS ANGELES CA 9004
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
11701 S LA CIENEGA BLVD
LOS ANGELES CA 90045

PETITION OF: OLLIVER BANDEIRA DI STASI for change of name
TO ALL INTERESTED PERSONS:
Petitioner: OLLIVER BANDEIRA DI STASI filed a petition with this court for a decree changing names as follows:
Present name: OLLIVER BANDEIRA DI STASI
Proposed name: OLIVER STASI
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least 2 court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING DATE: 08/20/2024 Time: 9:30AM Dept: 9 Room: 9
The address of the court is other: 312 N SPRING ST LOS ANGELES CA 90012
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: BEVERLY HILLS – BEVERLYWOOD WEEKLY
Signed: ELAINE LU, Judge of the Superior Court
Date: 07/24/2024
Published: 08/01/2024, 08/08/2024, 08/15/2024, 08/22/2024 TBS 10,273
FICTITIOUS BUSINESS NAME STATEMENT: 2024131014

The following person(s) is/are doing business as: V & S MOTORS, 3344 FOOTHILL BLVD, GLENDALE, CA, 91214 LOS ANGELES, SVENSKA VOLVO SPECIALIST, INC, 3344 FOOTHILL BLVD GLENDALE CA 91214 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed VAROUJAN GULUZIAN, PRESIDENT. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49899
FICTITIOUS BUSINESS NAME STATEMENT: 2024131017

The following person(s) is/are doing business as: YURITZY'S FLOWER SHOP, 1540 E COMPTON BLVD, COMPTON, CA, 90221 LOS ANGELES, ALMA VIERA, 1540 E COMPTON BLVD COMPTON CA 90221. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ALMA VIERA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/18/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49900
FICTITIOUS BUSINESS NAME STATEMENT: 2024132419

The following person(s) is/are doing business as: ACCURATE COLLISION REPAIR, 1700 BROADWAY, SANTA MONICA, CA, 90404 LOS ANGELES, ACCURATE COLLISION REPAIR, INC, 1700 BROADWAY, SANTA MONICA, CA, 90404 CALIFORNIA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed ANGELICA TAYS, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49901

FICTITIOUS BUSINESS NAME STATEMENT: 2024132419
The following person(s) is/are doing business as: SUNRISE SHADES, SUNRIGHT SHADES, SUNSET SHADES, 6746 VALJEAN AVE, VAN NUYS, CA, 91406 LOS ANGELES, GEORGE HALALI, 6746 VALJEAN AVE VAN NUYS CA 91406. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GEORGE HALALI, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49902

FICTITIOUS BUSINESS NAME STATEMENT: 2024132438
The following person(s) is/are doing business as: HUAXIN TRANSPORTATION, 15902 A HALLIBURTON ROAD UNIT 863, HACIENDA HEIGHTS, CA, 91745 LOS ANGELES, AMEX TRUCKING CORP, 15902 A HALLIBURTON ROAD UNIT 863 HACIENDA HEIGHTS CA 91745 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49903
FICTITIOUS BUSINESS NAME STATEMENT: 2024132530

The following person(s) is/are doing business as: INFINITELINKS, 12612 PHILADELPHIA ST UNIT D, WHITTIER, CA, 90601 LOS ANGELES, MARLENE ANCIRA, 12612 PHILADELPHIA ST UNIT D WHITTIER CA 90601. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 06/24. Signed MARLENE ANCIRA, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/20/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49904
FICTITIOUS BUSINESS NAME STATEMENT: 2024133550

The following person(s) is/are doing business as: BROTHERS TIRES, 13142 TELEGRAPH RD, SANTA FE SPRINGS, CA, 90670 LOS ANGELES, DBS TIRE WAREHOUSE CORPORATION, 13142 TELEGRAPH RD SANTA FE SPRINGS CA 90670 CA. The business is conducted by a Corporation. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed GRISHMA KENY, SECRETARY. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/21/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49905

FICTITIOUS BUSINESS NAME STATEMENT: 2024134899
The following person(s) is/are doing business as: APPLIANCES 4 LESS, 8628 S FIGUEROA ST, LOS ANGELES, CA, 90003 LOS ANGELES, JORGE RAMIREZ, 8628 S FIGUEROA ST LOS ANGELES CA 90003. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed JORGE RAMIREZ, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49907

FICTITIOUS BUSINESS NAME STATEMENT: 2024134901
The following person(s) is/are doing business as: LUCAS MOBILE A/C REPAIR, 8145 TRUE AVE, PICO RIVERA, CA, 90660 LOS ANGELES, LUIS G DELGADO ROSALES, 8145 TRUE AVE PICO RIVERA CA 90660. The business is conducted by an Individual. Registrant has not yet begun to transact business under the fictitious business name or names listed here in. Signed LUIS G DELGADO ROSALES, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/24/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49908

FICTITIOUS BUSINESS NAME STATEMENT: 2024137800
The following person(s) is/are doing business as: PURPOSED DAUGHTER, PURPOSED PEOPLE, PURPOSED DAUGHTER, 201 E CENTER ST STE 112 PMB 3700, ANAHEIM, CA, 92805 LOS ANGELES, AUBREEA ROBERSON, 201 E CENTER ST STE 112 PMB 3700 ANAHEIM CA 92805. The business is conducted by an Individual. Registrant has begun to transact business under the fictitious business name or names listed here in on 07/19. Signed AUBREEA ROBERSON, OWNER. The registrant(s) declared that all information in the statement is true and correct. This statement is filed with the County Clerk of Los Angeles County on: 6/27/2024. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state or common law (see Section 14411, et seq., B&P Code.) Published: 8/1/2024, 8/8/2024, 8/15/2024, 8/22/2024 NIN 49914

T.S. No. 122078-CA APN: 4332-012-008
NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/9/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER
On 8/21/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/13/2015 as Instrument No. 20150037132 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: FRED MAIDENBERG AND JACQUI LONDON MAIDENBERG TRUSTEES OF THE MAIDENBERG FAMILY LIVING TRUST U/T/D MAY 1, 1990, AS AMENDED WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 439 S CLARK DRIVE, BEVERLY HILLS, CA 90211
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of

Sale is: \$906,338.22 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. 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 122078-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 122078-CA 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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:
FREDERICK REID ROOS
AKA FRED ROOS
CASE NO. 24STPB07834**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FREDERICK REID ROOS AKA FRED ROOS.

A PETITION FOR PROBATE has been filed by NANCY DREW in the Superior Court of

California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that NANCY DREW be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 08/16/24 at 8:30AM in Dept. 79 located at 111 N. HILL ST., LOS ANGELES, CA 90012

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

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

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

Attorney for Petitioner
ROBERT C. EROEN - SBN 170250
HILL, FARRER & BURRILL LLP
300 S GRAND AVE 37TH FLR.
LOS ANGELES CA 90071
Telephone (213) 620-0460
7/18, 7/25, 8/1/24
CNS-3833436#

NOTICE OF SHERIFF'S SALE DIMOND, DEE DEE VS DARVISH, ALON CASE NO: SC127375 R

Under a writ of Execution issued on 12/28/22. Out of the L.A. SUPERIOR COURT, SANTA MONICA, of the WEST DISTRICT, County of Los Angeles, State of California, on a judgment entered on 01/07/19.

In favor of DEE DEE DIMOND and against DARVISH, ALON showing a net balance of \$191748.67 actually due on said judgment. (Amount subject to revision)

I have levied upon all the right, title and interest of said judgment debtor(s) in the property in the County of Los Angeles, State of California, described as follows:

THE REAL PROPERTY IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS: THE SOUTHERLY 40 FEET OF LOT 563 OF TRACT NO. 4988, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 99 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 4333-029-026

Commonly known as: 224 SOUTH HAMILTON DRIVE, BEVERLY HILLS, CA 90211

Public notice is hereby given that I will sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said writ or warrant with interest and all costs on 08/14/24,

10:00 AM at the following location.
STANLEY MOSK COURTHOUSE
111 N. HILL STREET, ROOM 125B
LOS ANGELES, CA 90012

() This sale is subject to a minimum bid which must exceed \$1,767,091.07 CCP 704.800(a); and a minimum bid of \$2,340,000.00 CCP 704.800(b). (Subject to revision)

Prospective bidders should refer to sections 701.510 to 701.680, inclusive, of the Code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders.

Creditor's Attorney
LAW OFFICES OF DAVID GLAUBIGER
21000 DEVONSHIRE STREET, STE 112
CHATSWORTH, CA 91311
Dated: 06/27/24
Branch: Los Angeles
ROBERT G. LUNA, Sheriff
By: LISA M MOJARRO, Deputy
Operator Id: 533834

Para obtener esta informacion-translation en Espanol llame a este numero: (213) 972-3950

NOTE: IT IS A MISDEMEANOR TO TAKE DOWN OR DEFACE A POSTED NOTICE BEFORE THE DATE OF SALE. (Penal Code section 616)
CN108315 SC127375 R Jul 18,25, Aug 1, 2024

NOTICE OF TRUSTEE'S SALE TS No. CA-24-986880-NJ Order No.: DEF-622985 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/29/2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Truitor(s): **JOSEPH BABAJIAN, A SINGLE MAN** Recorded: 6/3/2014 as Instrument No. 20140569948 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 8/22/2024 at 9:00 AM Place of Sale: **At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom** Amount of unpaid balance and other charges: **\$260,297.56** The purported property address is: **APN# 4352-006-020 0 LINDACREST DR, BEVERLY HILLS, CA 90210** Assessor's Parcel No.: **4352-006-020** **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call **800-280-2832** for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-986880-NJ**. 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 **800-280-2832**, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: **CA-24-986880-NJ** to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Truitor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318** QUALITY LOAN SERVICE CORPORATION . TS No.: **CA-24-986880-NJ** IDSPub #0203192 7/25/2024 8/1/2024 8/8/2024

NOTICE OF PETITION TO ADMINISTER ESTATE OF BARRY ALAN CHASE aka BARRY A. CHASE aka BARRY CHASE aka BARRY ALAN CHASE, III

Case No. 24STPB07872

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BARRY ALAN CHASE aka BARRY A. CHASE aka BARRY CHASE aka BARRY ALAN CHASE, III

A PETITION FOR PROBATE has been filed by William Phillip Wasserman in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that William Phillip Wasserman be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on August 15, 2024 at 8:30 AM in Dept. No. 5 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:
DAVID C NELSON ESQ
LILIAN WALDEN GIVENS ESQ
LOEB & LOEB LLP
10100 SANTA MONICA BLVD
STE 2200
LOS ANGELES CA 90067
CN108711 CHASE Jul 25, Aug 1,8, 2024

APN: 4339-010-002 TS No: CA08001566-23-1 TO No: 230576559-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 Truitor(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 February 2, 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 September 3, 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 February 8, 2022 as Instrument No. 20220153751, of official records in the Office of the Recorder of Los Angeles County, California, executed by 943 CL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Truitor(s), in favor of LIMA ONE CAPITAL, LLC, A GEORGIA LIMITED LIABILITY COMPANY 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: 943 HANCOCK AVENUE, WEST HOLLYWOOD, CA 90069 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$4,728,840.24 (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, CA08001566-23-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you

may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08001566-23-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 26, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001566-23-1 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 104133, Pub Dates: 08/01/2024, 08/08/2024, 08/15/2024, BEVERLY HILLS WEEKLY

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

100- ANNOUNCEMENTS

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.
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Sports and non sports card Collections WANTED!! Excellent cash prices paid! Serving all of California. Purchasing large and small accumulations alike! Collections purchased daily.
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HARRIS DIATOMACEOUS EARTH FOOD GRADE 100%. OMRI Listed. Available: Hardware Stores, The Home Depot, homedepot.com (Cal-SCAN)

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

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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:
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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 (Cal-SCAN)

115-CEMETERY
Pacific View Memorial Park, Corona del Mar
Meadowlawn 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.

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 (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. 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)

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

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
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Email resumes to sg@luxuryline.com

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BELLGRAPH
COMMERCIAL LOANS
No bank loan?
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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: porscherestoration@yahoo.com (Cal-SCAN)

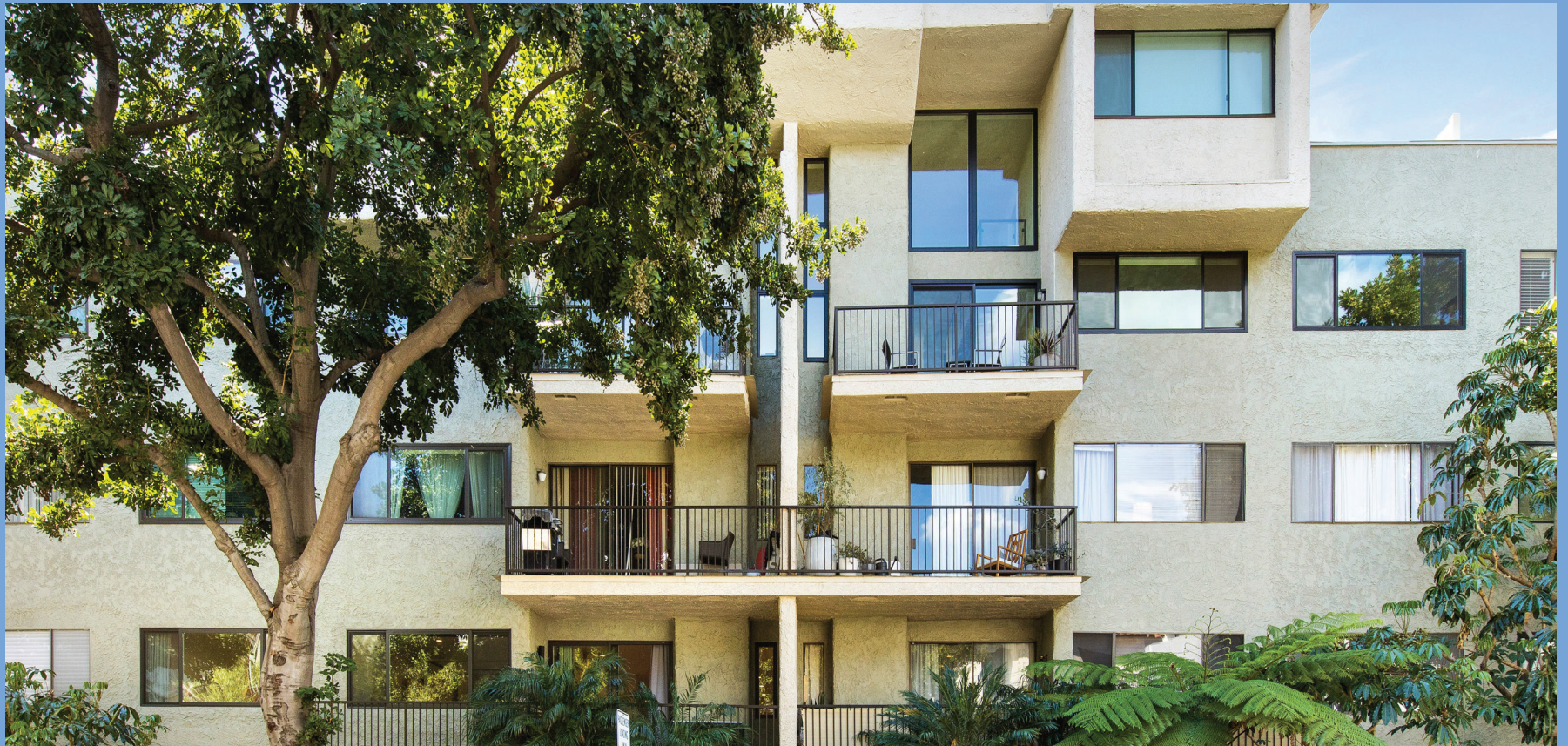
955-FINANCIAL SERVICES

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)

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