

# Beverly Hills Weekly

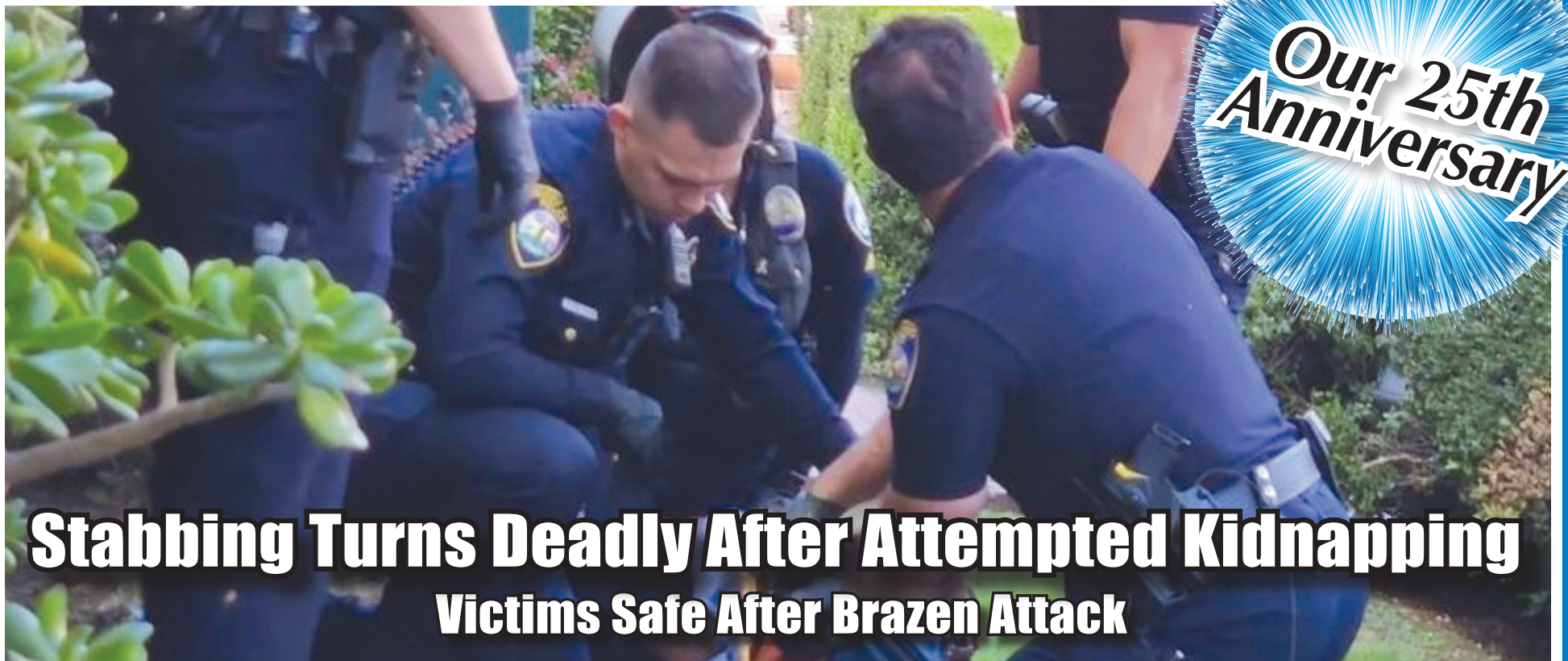
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Issue 1305 • October 3 - October 9, 2024



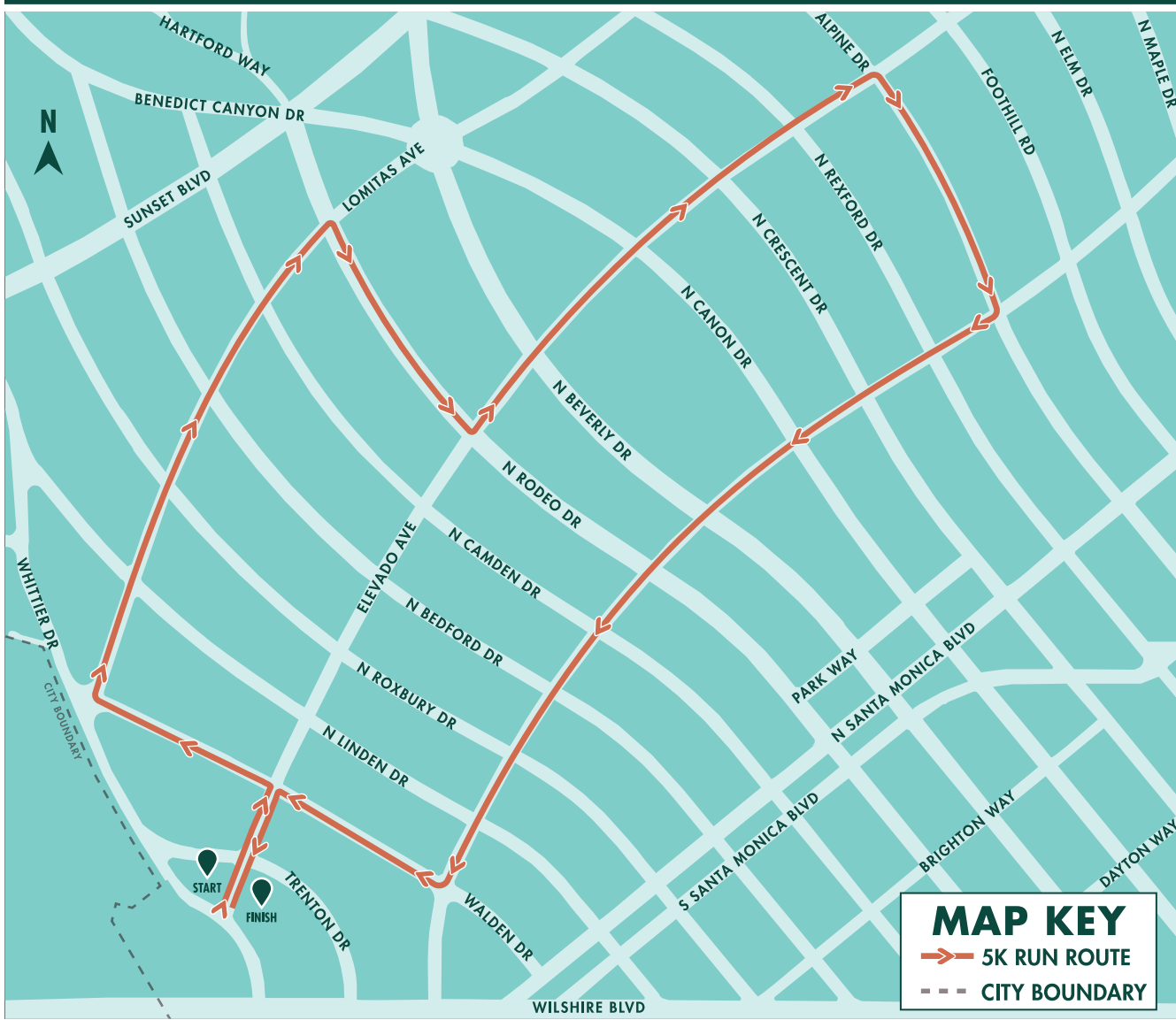
## **Beverly Hills Hosts Evening with the Mayor** **Mayor Speaks on State of the City**



**Our 25th Anniversary**

## **Stabbing Turns Deadly After Attempted Kidnapping** **Victims Safe After Brazen Attack**

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# TRAFFIC ADVISORY

Sunday, October 6, 2024  
6 a.m. - 12 p.m.

5k Run (Private event: Not Today Cancer)

Roads will remain **OPEN**  
during race; participants will  
use **SIDEWALKS ONLY**

For questions, please contact our  
askBH team at (310) 285-1000.



## OUTDOOR WARNING SYSTEM Audible Siren **TEST** Notification

The City of Beverly Hills has completed installation of its Outdoor Warning System (OWS) in furtherance of the City Council's goal of enhancing public safety.

Twelve sirens have been placed strategically around the City to ensure maximum sound coverage for outdoor emergency notifications. The OWS will primarily serve as a wildfire notification tool that may be utilized for any natural or man-made disaster.

### NEXT UPCOMING AUDIBLE TESTING DATE

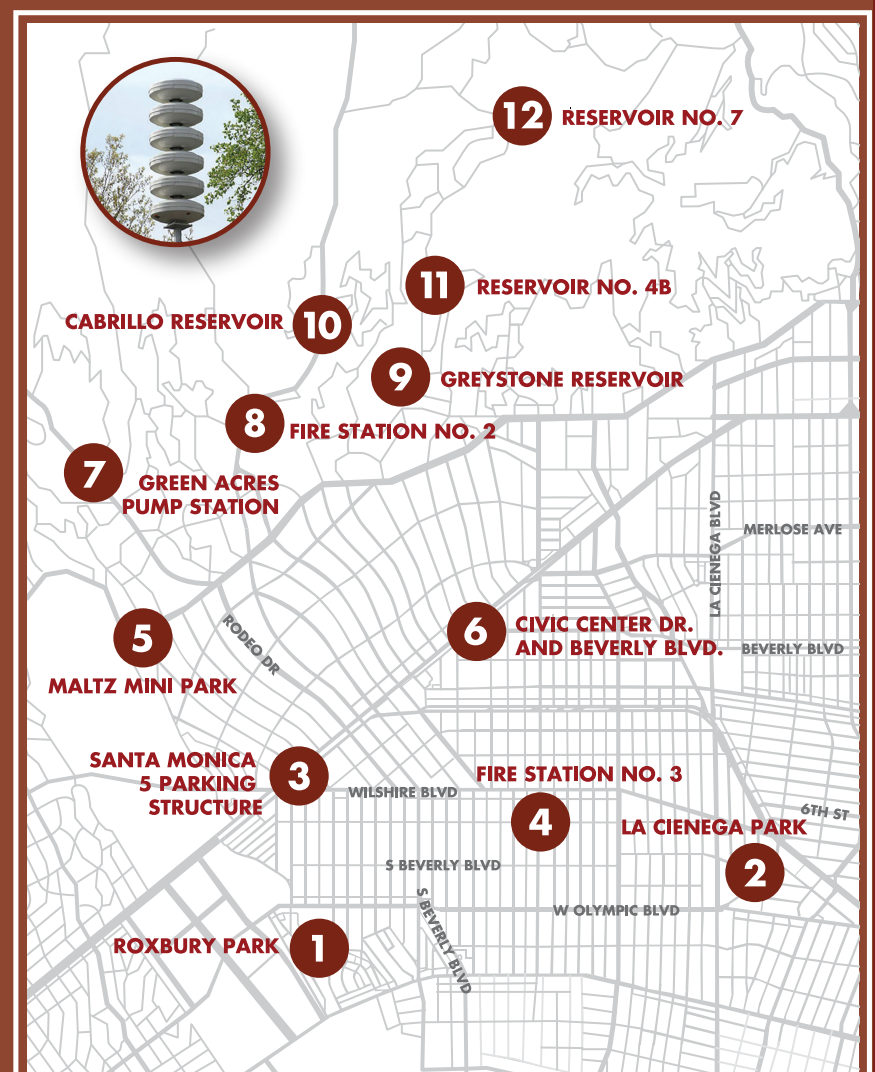
*(no action required of the community):*

**Thursday, October 17<sup>TH</sup>**

All 12 sirens will be tested throughout the City  
Testing will take place at approximately 10:30 AM.

**AUDIBLE TONES WILL BE HEARD INDICATING IT'S A TEST.**

To learn more, visit [BEVERLYHILLS.ORG/OUTDOORWARNING](http://BEVERLYHILLS.ORG/OUTDOORWARNING)  
or contact the Office of Emergency Management at (310) 285-1021.





## WHAT'S ON YOUR MIND?

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# Beverly Hills Weekly

Issue 1305 • October 3 - October 9, 2024  
Beverly Hills Weekly Inc.

Founded: October 7, 1999  
Published Thursdays

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

www.bhweekly.com

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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



# letters & email

## "New Mixed-Use Development Proposed at Wilshire and North Robertson Boulevard"

[Issue #1304]

Did I read that right? Twenty one parking spaces for 56 apartments at Wilshire and Robertson? Because those residents will walk to the METRO station at Wilshire at La Cienega? And they won't want to go grocery shopping because they'll all subsist on photosynthesis. Did Sacramento legalize magic mushrooms while wasn't looking? How about they take away all the parking at every government building in the Capitol and everybody from the Governor on down to the file clerks must take public transport or shanks mare to get to their offices. They can have their car keys back at the end of their terms.

**Tom Pease**  
West Hollywood

## briefs

### City Council Discusses Preferential Parking Prohibition For Housing Projects

The City Council discussed whether to prohibit new multi-family housing developments with reduced or zero parking requirements from participating in the city's preferential and overnight parking permit programs, at its Tuesday meeting.

This consideration stemmed from concerns over the impact of state laws that allow developers to bypass local parking requirements, which increases the demand for on-street parking.

City staff provided two options for the Council to consider:

- Amend the Beverly Hills Municipal Code (BHMC) to explicitly prohibit residents of certain developments from obtaining preferential and overnight parking permits. This would apply to projects benefiting from state-mandated parking exemptions or reductions, such as those near public transit stops.

- Apply parking permit restrictions on a case-by-case basis during the project approval process. This would allow flexibility but could lead to inconsistencies between developments.

Beverly Hills established its preferential parking program in 1977 to address parking congestion in residential areas, particularly those near commercial corridors. Residents can purchase permits that allow extended on-street parking, while others must adhere to time limits.



Jim McHugh, Joan Agajanian Quinn, Judy Okun, and Lee Newman

### Beverly Hills Residents Gather for Screening of *I Can't Give You Anything But Love*

Beverly Hills residents gathered for a screening of *I Can't Give You Anything But Love*, a documentary on the songwriter Jimmy McHugh, held at the Beverly Hills Music Hall Theater.

The film was produced by McHugh's great-grandson, Lee Newman. Newman also counts Eddie Cantor as his great grandfather.



Councilmember Craig Corman, Vice Mayor Sharona Nazarian, Mayor Les Friedman, and Councilmembers John Mirisch and Mary Wells

### City Hosts Seventh Annual Next Night

The city hosted an evening of live music and entertainment for its seventh annual NEXT NIGHT Street Festival on Saturday. The event is hosted each year in partnership with the Next Beverly Hills Committee and features live music, games and attractions and a beer and wine garden.

Performers included English 1980s band Bow Wow Wow Starring Annabella known for their songs "I Want Candy" and "Wild In The Country," and ABBA theatrical tribute band, The Fabba Show. Guest DJ Zen Freeman, direct from his Las Vegas Club residency, also spun throughout the night.

The city also offers overnight parking permits for multi-family areas, where off-street parking is often limited.

Recent state laws, such as AB 2097, reduce or eliminate parking requirements for certain developments, particularly those near public transportation.

Residents have expressed concern that new developments exempted from parking requirements will further strain on-street parking in areas already facing high demand.

The city has also received complaints from current permit holders who struggle to find available parking despite having a permit.

The Council agreed that parking permits should not be restricted for tenants who move into a complex with no park-

ing, as well as for future ADU developments. The Council also agreed that there should be a requirement for landlords to put in the lease agreement that tenants will have no parking, including street parking.

City staff will draft an ordinance for Council approval.

### First Phase of Rodeo Drive Bollards Project Completed

The City Council approved a consent calendar item for the final contract work completed by Concept Consultant, Inc. for the Rodeo Drive Bollards Project, at its Tuesday meeting.

The project involved installing 310 bollards along Rodeo Drive, spanning

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from Wilshire Boulevard to South Santa Monica Boulevard. However, during construction, adjustments were made to the placement of bollards, ultimately reducing the total number to 270. One change order for -\$75,120 was issued to account for the reduced number of bollards and modifications made to accommodate art installations along Rodeo Drive.

Rodeo Drive property owners have expressed concerns regarding the existing sidewalk security barriers, which were dark green concrete K-Rails, on Rodeo Drive to be replaced with a different sidewalk security barrier design.

In the summer of 2017, temporary seating was installed for Rodeo Drive which included 48 bistro tables and 192 chairs placed at 24 locations with 24



Example of Bollards Design

protective sidewalk security barriers and 96 planter boxes.

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

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

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

The first phase included spherical bollards along the streets. A second phase of the project, involving curb cut bollards at intersections, driveways, and mid-block crossings, will begin this year, with construction slated for 2025.

### Traffic and Parking Commission to Discuss Holistic Bikeways Network Map

The Traffic and Parking Commission was expected to discuss the Holistic Bikeways Network Map, which identifies long-term priorities for bikeway development, at its Wednesday meeting, which occurred after the *Weekly's* deadline.

The Complete Streets Plan, adopted in 2021, outlines a vision for enhancing bikeway infrastructure across Beverly Hills. A component of this plan is the Holistic Bikeways Network Map, which

identifies long-term priorities for bike-way development.

The plan highlights specific bikeways to be implemented in the early years following the plan's adoption, with additional community engagement planned to identify future projects after the completion of the first phase.

In its first year, the Complete Streets Action Plan focused on four key bicycle corridors:

**Roxbury Drive:** Initially slated for Class II bike lanes, Roxbury Drive was reassessed for a Class IV protected bike lane south of Olympic Boulevard. A demonstration event in July 2021 received 83% support from attendees. Following this, a one-year pilot project began in January 2022. After a post-pilot evaluation, adjustments were made in summer, converting the protected bike lane into shared lane markings due to safety concerns and cost issues.

**Charleville Boulevard-Gregory Way:** Proposed as a Class IV protected bike lane, this project saw community input. A virtual meeting in November 2021 revealed mixed support, with some residents favoring bike boulevards, while others opposed any bikeways. Shared lane markings were eventually installed as part of a broader 14-mile bikeway network.

**Clifton Way-Le Doux Road:** Identified as a potential Class III bike boulevard, this corridor received shared lane markings and wayfinding signage in 2022. A community-supported study led to the installation of temporary traffic calming measures, including curb extensions and a traffic circle, which are currently under evaluation.

**Doheny Drive:** In early 2022, a conceptual design featuring a mix of bike lanes and shared lane markings between Burton Way and Whitworth Drive was presented and approved. The project was completed in spring 2023.

In addition to these priority projects, other bikeway improvements have been made on San Vicente Boulevard and Beverly Boulevard, with plans to introduce protected bike lanes on Sunset Boulevard. As the city moves forward, the next phase of bikeway studies will be identified with input from the community and the Traffic and Parking Commission.

### Purple Line Construction Continues

Construction of the Wilshire/La Cienega Station is ongoing and expected to be completed by early 2025, according to a city staff report.

Metro's contractor has made progress on the station, including the construction of appendage structures and the reestablishment of sewer and storm drain systems. Sidewalk restoration on Wilshire Boulevard's north side is

in progress, with final street resurfacing scheduled for spring/summer 2025. To facilitate the testing of the rail systems, work on an access hatch on Wilshire Boulevard is underway, causing some traffic restrictions. Night-time construction is also ongoing for water line restoration between La Cienega and San Vicente Boulevards. Lane reductions and temporary closures on Wilshire Boulevard and La Cienega Boulevard may occur as construction progresses.

The Rodeo Station construction is advancing, with structural components completed, including the station's walls and roof deck. Ongoing work includes interior walls, waterproofing, and various system installations. Ground improvement for emergency cross-passages has largely been completed, with restoration of impacted streets like Lasky Drive and Spalding Drive now finished. Construction on the South Cañon Drive appendage is set to be completed by the end of the year, following a full road closure for 11 weeks starting in September. Work on the South Beverly Drive appendage and the Rodeo Station's auxiliary structures is also in progress, with intermittent lane closures expected on Wilshire Boulevard.

### Former President of Beverly Hills-Based Publisher Found Guilty of Embezzling At Least \$1.3 Million from Company and Owner

A Ventura County woman has been convicted of embezzling more than \$1.3 million from a Beverly Hills-based publishing company and its owner, using the funds to cover personal expenses such as spa treatments, veterinary bills, and luxury items like designer handbags.

Kimberly Ann Miletta, 51, from Ventura, was found guilty on three counts of wire fraud by a federal jury on Monday. According to evidence from the trial,



Board of Education President Mandy Stern and Beverly High PTSA Co-President Nathan Kruger

### Stern Holds Campaign "Meet Up"

Candidate Mandy Stern hosted a campaign "meet up" last Sunday, as part of her run in the Board of Education race. "I was recently asked what makes a good board member. Humility and empathy. To move away from our current, deeply divided era, one must become comfortable having conversations with those who hold very different views from our own," Stern said.

Miletta served as president of Phoenix Books, an independent publishing company, from 2009 to 2018. During her tenure, she had control over the company's finances, but was only authorized to use funds for legitimate business purposes.

From 2013 to 2018, Miletta misused the company's credit card to cover personal expenses and paid the resulting bills from the owner's personal bank account. Among her fraudulent purchases were high-end clothing, a luxury mattress, and years' worth of veterinary care for her cats. She also conducted a nearly \$1 million wire transfer from the owner's personal account to purchase an ocean-view home in Ventura.

In total, Miletta charged more than \$185,000 in clothing and department store purchases to the company's credit card. The jury found her not guilty of two additional wire fraud charges.

Miletta faces a sentencing hearing on January 10, 2025, where she could be sentenced to up to 20 years in federal prison for each count.

### Long Beach Man Pleads Guilty to \$2.6 Million Smash-And-Grab Robbery

A Long Beach man has admitted his role in a daylight smash-and-grab robbery at a South Beverly Drive jewelry store in 2022, in which over \$2.6 million

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# people & pictures



## El Rodeo School Reunions

Class of 1980 • September 20

Class of 1974 • September 28



Mitch Bloch, Nikki Alpert, Cyndi Ross, retired faculty Rachelle Marcus, Jay Fuhrman, and Craig Cooper



Deb Louchheim Watson, Joanna Fields Stingray, Jami Gold, Reiko Matsumoto and Lisa Field



Cyndi Ross, Suzanne Gilberg, Gillian Marcus, Toni Kohn, Janna Chambers, and Diane Forrest



Bob Cranston, Ross Lincoff, Sandy Grushow, Eric Cotsen and Lisa Hackett



Phil Oster, Mitch Bloch, Rick Barry, and Jay Kaufman

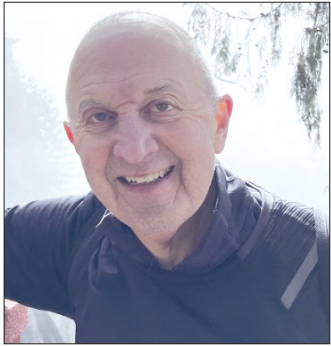


Allen Field, Alex Schroeder, Mike Richman, Jenette Goldstein and Mike Gottlieb



Suzi Landau Finch, Barrie Broudy, Mark Platt and Jane Berliner

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# threestar\*\*\* shorttakes

By Peter Ostroff

## The Joy of Reading

I love to read.

In fact, reading is my default condition.

More specifically, I am referring to reading for enjoyment. This includes reading for random information such as what I find in a daily newspaper or magazine or website or reading a book, fiction or non-fiction.

I cannot imagine how I would fill my time without reading.

Whatever I happen to be doing, subconsciously I am just trying to get it over with so that I can return to reading a book or surfing the internet for information. The internet has been both a great boon providing so much information as well as a huge distraction. For example, if I am reading a book and a character is introduced with a Serbian name (i.e. something that ends in "ic" as in Novak Djokovic, I will immediately search the internet for Serbia.

But I enjoy these distractions, it is my uninhibited freedom to do what I want.

On retirement, one of the first things that I did was to reach out to a bunch of contemporaries to start a book club. My parents had belonged to a book club for many years which I always envied. But no one had ever invited me to join one. So, why not start one. The Mature Men's Book Discussion Group has been going strong for more than six years. We have discussed more than fifty books in that time, many of which I never would have heard of but for its selection by one of the mature (oxymoron or not) men. The discussions are rarely serious and present the opportunity for a wide variety of topics of interest to a bunch of boyfriends.

Most of us live in or near Beverly Hills. The Beverly Hills group includes

Eliot Finkel, Joel Krischer, Howard Fisher, Bruce Howard (no relation to Howard Fisher), Tom Levyn and, sometimes, Bob Wunderlich.

The book selections are not always great but there is no rule that says that you have to read any particular selection. And there has been a wide variation from "The Adventures of Tom Sawyer and Huckleberry Finn" (a special two volume selection) to "Evicted" (providing insights into the plight of the unhoused), to "One Hundred Years of Solitude" (winner of the Nobel Prize that I found unreadable) to "Sandy Koufax – A Lefty's Legacy" (what could be better?) to "The Personal Memoirs of Ulysses S. Grant" (surprisingly riveting) to the most current selection "The Demon of Unrest" (an eye-opening account of the six months between the election of Abraham Lincoln as President in November 1860 and the attack on Fort Sumter in early 1861.

In fact, my rule of thumb which applies both to MMBDG selections and any other book or article that I start to read – if I can put it down, I will. In other words, I only read that which holds my interest.

It is important to note that my love of reading did not extend to my academic career. I had and continue to have no interest in reading anything that I am required to read. The only D grade that I got in college was in American History. We were required to read one book a week about aspects of our country's history. I would not and did not do it. Reading cases in law school was a pleasure that eluded me from 1650 King's Bench (who can forget Vaughn against Menlove which resolved the pressing issue of whether Mr. Menlove was found liable for accidentally burning down Mr.

Vaughn's barn) to the present in which we addressed whether you could put a "price tag on justice". If you are curious about that, the answer is of course we can and do every day.

But reading for pleasure was instilled in me at an early age. It started with the sports pages when I followed the sad exploits of the Washington Senators. I knew that I could always know

how they were doing because they were shown as WASHINGTON in the standings printed in the Washington Post. My skills were tested early on when the standings one day reflected "wondrous nats" because the normally hapless Senators (also known as the "Nats" for Nationals) won nine straight games in April of 1949. I had no idea what was meant by "wondrous nats" and was devastated about the disappearance of my team until my father explained what had happened. Not to worry, the Senators still finished last.

Much more important than just reading the American League standings were the Thursday nite trips with my father to the Petworth Branch of the Washington DC public library. At that time, we lived in the Petworth neighborhood about a mile north on Georgia Avenue from the library. There is no Revolutionary War hero named Petworth, the neighborhood was named after a village in Sussex England.

The Petworth branch was in a beautiful Georgian Revival building and had opened a few years earlier in 1939. After being used for military purposes during WWII, it returned to its intended uses in the late 1940's, just in time for me to fall in love with it. More specifically, I fell in love with a series called Childhood of Famous Americans, a set of 220 books illustrated by silhouettes. Titles included "Ben Franklin – Printer's Boy", "Allen Pinkerton – Young Detective", Booker T. Washington – Ambitious Boy", "Betsy Ross – Girl of Old Philadelphia" and, of course, "Babe Ruth – Baseball Boy." I was allowed to check out five of these books at a time and nothing could make me happier.

When I got a little older, I discovered the magnificent Ian Fleming's James Bond series starting with Casino Royale in 1953, Live and Let Die in 1954, Moonraker in 1955 and Diamonds are Forever in 1956. These are magnificent, creative and dark – they bear no resemblance to the movie versions.

Today, I read a mix of hard copy and ebooks. I like reading books, generally fiction, set in places that I am visiting. One of my favorites in this regard was James Michener's "Centennial" set in the Colorado Rockies that I read while visiting Estes Park, Colorado. I also like books set in places that I am familiar with. I have probably read every Michael Connolly book featuring Harry Bosch or Mickey Haller (the "Lincoln Lawyer"). And I like books about trials like Scott Turow's "Presumed Innocent", Robert Traver's "Anatomy of a Murder", Leon Uris' "QBVII" or John Grisham's very first book "A Time to Kill." Other favorites include Wilbur Smith's historical African adventure stories, John LeCarre and Gerald Seymour's and Peter Watt's multi-volume epic story of Australia.

I also like to read books written by friends. I just finished "Amy Unbound" which is the second volume of the Feldman Family Saga written by my college classmate Martin Sneider which will be the featured book at the July meeting of the MMBDG and just picked up "Riots and Rockets, A Dash of the Army, A Dose of Politics and A Life in the Law" by my law school classmate Bill Bowe who, among other things, served as General Counsel of the Encyclopedia Britannica.

Where do I find books to read? Sources include the WSJ Saturday Book Review Section and the Book Review section of the NY Sunday Times and various book sites such as CrimeReads, Bookbub, Thriftbooks, , Book of the Month Club and Bookshop.

From time to time, I may be presumptuous enough to recommend something to you.

*Peter Ostroff is a retired attorney and former Beverly Hills Planning Commissioner.*

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worth of merchandise was stolen and later flaunted on social media.

Ladell Tharpe, 39, pleaded guilty Monday to one count of interference with commerce by robbery under the Hobbs Act. According to court documents, Tharpe, along with Deshon Bell, 22, and Jimmy Lee Vernon III, 33, both of Long Beach, carried out the heist on March 23, 2022.

Tharpe led the vehicles that transported the robbers and acted as a lookout. Bell served as one of the getaway drivers. Once at the store, several of the robbers, including Vernon, used heavy tools to smash the display cases while staff and customers were present.

The group made off with at least 19

bracelets, seven pairs of earrings, four necklaces, eight rings, a pair of obelisks, and 20 watches, with a total value of around \$2,674,600. Following the crime, Tharpe posted images on Instagram showing large sums of cash alongside the caption "Robbery Gang."

Tharpe's sentencing is set for January 6. He faces up to 20 years in federal prison. Tharpe has been in federal custody since March 2023.

Both Bell and Vernon have also pleaded guilty to Hobbs Act robbery charges. Bell was sentenced to one year and one day in prison earlier this year and ordered to pay restitution of \$2,674,600. Vernon's sentencing is scheduled for December 5. He has been in federal custody since September 2022.

## Californians Against Retail and Residential Theft Honors Beverly Hills

Californians Against Retail and Residential Theft (CARRT) has awarded the city, the police department, and the Chamber of Commerce in recognition of their proactive measures to combat retail crime. Beverly Hills is the third community in California to receive this award from CARRT.

"The City of Beverly Hills truly deserves this award from Californians Against Retail and Residential Theft," stated Matt Ross, spokesperson for CARRT. "Their swift actions and innovative use of technology set Beverly Hills apart in their fight against retail crime."

In 2023, shoplifting incidents in the state rose by over 35%. Subsequently, the city adopted technology to bolster their crime-fighting efforts.

"Retail theft remains a significant challenge across all of LA County for local businesses, leading to frustration among many residents and entrepreneurs," said Mayor Les Friedman. "Our City is dedicated to protecting our community by utilizing our 24/7 surveillance technology and Real Time Watch Center as we continue to stand united alongside our neighbors against retail theft."

Beverly Hills uses drones that continuously monitor the area, enabling the police department to pinpoint locations where criminal activity may occur.

# coverstory

## BEVERLY HILLS HOSTS EVENING WITH THE MAYOR

### Mayor Speaks on State of the City

By Danielle Berjikian

Mayor Les Friedman delivered the State of the City Address at “An Evening with the Mayor” at Greystone Mansion, on Sept. 25.

Friedman took a novel approach for this year's State of the City Address, where a Q & A was led by Beverly Hills resident Jim Moret, chief correspondent for "Inside Edition" and former CNN anchor. The discussion covered a range of topics, including city initiatives, public safety measures, the Olympics, and more.

Friedman addressed the city's efforts

to enhance public safety, particularly in light of recent wildfire threats. He highlighted the installation of 12 new sirens throughout the city, designed to provide warnings in multiple languages—English, Spanish, and Farsi.

In terms of economic development, Friedman outlined plans to attract new businesses and support existing ones, emphasizing the need to scrutinize upcoming projects. He also expressed regret over lost opportunities in the past, specifically the Cheval Blanc project, which he believed would have greatly



Jim Moret and Mayor Les Friedman

benefited the city's economy.

"We lost a real opportunity," Friedman added.

However, he expressed an encouraging outlook for new proposals under consideration.

"Everything looks positive right now

in terms of both the economy and the community. We really look forward to what's [ahead]," Friedman said. "We are going to scrutinize [upcoming] projects, [and] make sure that they're a good fit for the city."

## STABBING TURNS DEADLY AFTER ATTEMPTED KIDNAPPING

### Victims Safe After Brazen Attack

By Danielle Berjikian

A violent confrontation in Beverly Hills turned deadly on Saturday when a man was fatally stabbed following a dispute and alleged attempted kidnapping on Spalding Drive.

Beverly Hills Police Department (BHPD) officers responded to an unknown trouble call at approximately 2:51 p.m. on the 100 block of Spalding Drive, where they found an adult male suffering from injuries after a physical altercation.

According to the BHPD, the investigation revealed that the suspect confronted the victim and his child as they were walking on the sidewalk. During the altercation, the victim stabbed the suspect, and both men sustained injuries. The suspect was transported to a local hospital, where he later died. The exact cause of death remains under investiga-

tion, and the identity of the deceased has not been released.

Though the exact details of the confrontation are still under investigation, some witnesses reported the incident involved an attempted kidnapping.

A man named Brian, who withheld his last name, was at the scene, and provided an account of the situation, according to KCAL news. He described seeing the suspect engaged in a struggle with the victim, who was holding a baby.

"I saw someone crossing the street, holding a baby, and he seemed to be in a tussle with another person," Brian told the outlet. During the altercation, the baby was briefly dropped but was not harmed. The attacker then shifted his focus to Brian and his son.

Brian recalled the moments when the suspect targeted them. "I told my son to



Instagram: Street People Of Beverly Hills

get in the car, but I forgot my back window was open. The man came through the window and grabbed our dog," Brian said.

He and his son fought back, punching the suspect in a bid to free their pet. After releasing the dog, the suspect reportedly began banging on the windows of a near-

by house.

The victim, who was also injured during the incident, was treated and released from the hospital. BHPD detectives are continuing their investigation and are urging anyone with information to contact them at (310) 285-2125.

### Beverly Hills Fire Department Launches Third Annual Empowerment Camp

The Beverly Hills Fire Department (BHFD) will launch its third annual Empowerment Camp November 9 and November 10 that will give young adults the opportunity to see firsthand what it takes to be a firefighter. The camp will feature hands-on exercises, drills and

training over two days and is open to those ages 13-18.

"Our Fire Department's Empowerment Camp is the perfect way to experience firsthand how important teamwork is when responding to emergencies," said Mayor Les Friedman. "This intensive two-day course will open anyone's eyes up to how hard our first responders work each and every day and will hopefully inspire those to choose that career path."

The camp will be held in-person at the Beverly Hills Fire Department at 445 North Rexford Drive.

"Hopefully, after spending time at our camp, we will inspire our next generation to join the ranks of the Beverly Hills Fire Department in the years ahead," said Melissa Hillis, BHFD Fire Engineer.

Registration is open until the camp is filled. To sign-up, visit [beverlyhills.org/empowermentcamp](https://www.beverlyhills.org/empowermentcamp).

### Fine Arts Theatre Beverly Hills To Celebrate George Pal's *The Time Machine*

The Fine Arts Theatre Beverly Hills will celebrate George Pal's original *The Time Machine* with two special screenings on October 5 with three restored George Pal *Puppetoon* short films.

In person at both screenings will be Arnold Leibovitz, Executive Producer

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The Time Machine, and Director of The Puppatoon Movie. Moderating the event will be Animation Historian, Jerry Beck.

Tickets are available at <http://www.fineartstheatrebh.com>

### Theatre 40 To Present "An Afternoon of My Favorite Stories" with Stephen Tobolowsky

Actor and storyteller Stephen Tobolowsky will be taking the stage for the production, "An Afternoon of My Favorite Stories," on Sunday, October 20, at 2 p.m. at Theatre Forty.

Known for his career in both film and television, Tobolowsky has appeared in 135 movies and many TV series, including shows such as The Goldbergs, Silicon Valley, Californication, and One Day at a Time. He will be sharing some of his favorite stories from his Hollywood career.

Tickets for the event are priced at \$50, and guests will also receive an autographed DVD of his documentary film, Stephen Tobolowsky's Birthday Party.

Stephen Tobolowsky's Birthday Party is a comedy/documentary produced and directed by Robert Brinkmann. The film, featuring actors Ann Hearn, Amy Adams, Mena Suvari, and more, centers around Tobolowsky as he recounts personal and professional anecdotes on his birthday.

Reservations for "An Afternoon of My Favorite Stories" can be made by visiting Theatre40.org or by calling (310) 364-0535.

### Not Today Cancer 5K Run to Take Place Sunday

Celebrating its fourth year, Beverly

Hills-based non-profit Not Today Cancer will hold its annual family-friendly Beverly Hills Run of the Stars event on Sunday, October 6.

Not Today Cancer was established in 2021 by Stacey Book and Jennifer Duncan who lost their 11-year-old son Mason, to T-Cell Acute Lymphoblastic Leukemia in 2020. The group has organized this annual event, in honor of Mason, to raise awareness and funding for pediatric cancer research.

Participants are also welcome to join the race virtually and complete the 5K from anywhere using the same registration link.

The event will also feature a silent auction for tickets to see Tiffany Haddish or the LA Clippers plus a swag bag to go with them.

Each participant receives a special 4th edition Beverly Hills Run of the Stars Finisher Medal and there will be prizes for first, second, and third place.

Individuals and teams who are interested in participating in the 5K or 1K kids race can register in advance online at [runsignup.com/Race/CA/Beverly-Hills/STAR5K](https://runsignup.com/Race/CA/Beverly-Hills/STAR5K). Onsite registration is available the day before the race on October 5 from 3pm-6pm or on the day of the race starting at 7:30am at El Rodeo Elementary School.

--Briefs Compiled by Danielle Berjikian

### BHHS Football Team To Begin League Play Saturday at Centennial

The Beverly High football team will play at Centennial Saturday at 7 p.m. to open Ocean League play after concluding nonleague play with a 60-21 loss to Saddleback Friday at Nickoll Field in a game it was outscored 26-0 in the sec-

**Beverly Hills Community**  
**FREE SHREDDING, E-WASTE AND COMPOST EVENT**

**OPEN TO ALL COMMUNITY MEMBERS!**  
 There will be e-waste available for you to dispose of electronic items as well.

**Sunday, October 6<sup>th</sup>, 2024 9am-1pm**  
 Civic Center Drive and 3rd Street

Event will end at 1pm or when truck is full, which ever comes first. Here's your chance to shred your old documents safely, securely and pick up some compost for **FREE**.

- Please remain in vehicle at all times, and wait for instructions from staff.
- Drop off only.
- First come first served.
- Staff will not open vehicle door or enter vehicle cabin.
- Stage parking line will be on Burton Way in front of the courthouse and the corner of Civic Center Dr.
- Exit through the alley on Foothill Rd.
- For questions, please visit [BEVERLYHILLS.ORG/SHRED](https://BeverlyHills.org/shred)

For more information please contact: Public Works (310) 285-1000 or [askBH@beverlyhills.org](mailto:askBH@beverlyhills.org)

ond half.

The Normans (2-3) have lost three consecutive games. The Apaches (1-4) have lost four consecutive games, including being shut out at San Marino,

58-0, Friday.

Beverly Hills defeated Centennial, 32-27, to conclude the 2023 season

-- Steven Herbert

**Public Notices**  
**310-887-0788**  
 Forms available at [www.onestopdbas.com](http://www.onestopdbas.com)

Javier Santos Campos  
 Case Number: 24NWCP00338  
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
 12720 Norwalk Bl  
 Norwalk, CA 90650  
 ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
 PETITION OF: Javier Santos Campos  
 TO ALL INTERESTED PERSONS  
 Petitioner: Javier Santos Campos  
 Present name: Javier Santos Campos  
 Proposed name: Logan Miguel Jacob Santos  
 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: 10/25/24 Time: 9:30a Dept: C Rm: 312

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 8/20/24. Signed: Olivia Rosales, Judge of the Superior Court  
 Published: 9/11/24, 9/18/24, 9/25/24, 10/3/24 266  
 FICTITIOUS BUSINESS NAME STATEMENT: 2024179364 The following person(s) is/are doing business as: FRANK GIGANTI CO. 333 S. Reeves Dr #4B, Beverly Hills, CA 90212. County of Los Angeles. FRANK GIGANTI. 333 S. Reeves Dr #4B, Beverly Hills, CA 90212. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 8/2024. Signed: Frank Giganti, Owner. This statement is filed with the County Clerk of Los Angeles County on: 8/20/24. NOTICE - This fictitious name statement expires five years from the date it was filed on, in the office of the county clerk. A new fictitious business name statement must be filed prior to that date. The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal state, or common law (see Section 14411, et seq., B&P) 9/11/24, 9/18/24, 9/25/24, 10/3/24 265  
 Gustavo Jose Rivera  
 Case Number: 24NWCP00360  
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
 12720 Norwalk Bl  
 Norwalk, CA 90650  
 ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
 PETITION OF: Gustavo Jose Rivera  
 TO ALL INTERESTED PERSONS  
 Petitioner: Gustavo Jose Rivera  
 Present name: Gustavo Jose Rivera  
 Proposed name: Jose Gustavo Rivera  
 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: 11/1/24 Time: 9:30a Dept: C Rm: 312  
 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 9/9/24. Signed: Curtis A. Kin, Judge of the Superior Court

paper of general circulation, printed in this county, Beverly Hills/Beverlywood Weekly. Date: 9/6/24. Signed: Olivia Rosales, Judge of the Superior Court  
 Published: 9/11/24, 9/18/24, 9/25/24, 10/3/24 266  
 FICTITIOUS BUSINESS NAME STATEMENT: 2024188242 The following person(s) is/are doing business as: ATHLETIKKA GYMNASTICS. 2355 Westwood Bl #173, Los Angeles, CA 90064. County of Los Angeles. DIMITRI IVANOV. 2355 Westwood Bl #173, Los Angeles, CA 90064. This business is conducted by: an Individual. Registrant has begun to transact business under the fictitious business name or names listed here on: 9/2024. Signed: Dimitri Ivanov, Owner. This statement is filed with the County Clerk of Los Angeles County on: 9/9/24. 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) 9/11/24, 9/18/24, 9/25/24, 10/3/24 267  
 Reed Allan Roberts  
 Case Number: 24STCP02879  
 SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
 111 N Hill St  
 Los Angeles, CA 90012  
 ORDER TO SHOW CAUSE FOR CHANGE OF NAME  
 PETITION OF: Reed Allan Roberts  
 TO ALL INTERESTED PERSONS  
 Petitioner: Reed Allan Roberts  
 Present name: Reed Allan Roberts  
 Proposed name: Read Mikael Tower  
 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: 12/6/24 Time: 10a Dept: 86 Rm: 836  
 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: 9/9/24. Signed: Curtis A. Kin, Judge of the Superior Court

Published: 9/11/24, 9/18/24, 9/25/24, 10/3/24 268  
 FICTITIOUS BUSINESS NAME STATEMENT: 2024186189. The following person(s) is/are doing business as: I CUE CAFE; I CUE BILLIARDS CLUB. 18888 LABIN CT B208 ROWLAND HEIGHTS CA 91748. I CUE CORPORATION. 18888 LABIN CT B208 ROWLAND HEIGHTS CA 91748. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2024. Signed: MAN KI WOO, SECRETARY. This statement is filed with the County Clerk of Los Angeles County on: 09/05/2024. 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: 09/12/2024, 09/19/2024, 09/26/2024, 10/03/2024 TBS 10,410  
 FICTITIOUS BUSINESS NAME STATEMENT: 2024187541. The following person(s) is/are doing business as: MORE LIFE RECOVERY; MORE LIFE WELLNESS. 14205 COHASSET ST VAN NUYS CA 91405. 4684238. ASG HOLDINGS INC. 1038 E GRINNELL DR BURBANK CA 91501. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 09/2024. Signed: ARMEN MOURADIAN, CEO. This statement is filed with the County Clerk of Los Angeles County on: 09/06/2024. 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: 09/12/2024, 09/19/2024, 09/26/2024, 10/03/2024 TBS 10,411  
 FICTITIOUS BUSINESS NAME STATEMENT: 2024174128. The following person(s) is/are doing business as: FRECKLE SEOL; FRECKLE LOS ANGELES. 888 S HOPE ST 1213 LOS ANGELES CA 90017. YURI JANG INC. 888 S HOPE ST 1213 LOS ANGELES CA 90017. This business is conducted by: A CORPORATION. Registrant commenced to transact business under the fictitious business name(s) listed above on: 08/2024. Signed: YURI JANG, CEO. This statement is filed with the County Clerk of Los Angeles County on: 08/19/2024. 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: 09/12/2024,

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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, CA13000004-24-2. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA13000004-24-2 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 12, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA13000004-24-2 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bobbie La Flower, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 106355, Pub Dates: 09/19/2024, 09/26/2024, 10/03/2024, BEVERLY HILLS WEEKLY

T.S. No. 121566-CA APN: 4339-008-064 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/18/2022. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 11/13/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/28/2022 as Instrument No. 20221203502 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: ARASH SHAMOEL, A SINGLE MAN 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 SEC-

TION 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: 8703 W KNOLL DR UNIT 101, 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 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: \$1,225,695.12 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](http://www.clearreconcorp.com), using the file number assigned to this case 121566-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](http://www.clearreconcorp.com), using the file number assigned to this case 121566-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

APN: 5554-022-032 FKA 5554-022-030 TS No: CA08000371-24-1 TO No: 240166438-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 31, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 12, 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 September 2, 2021 as Instrument No. 20211351176, of official records in the Office of the Recorder of Los Angeles County, California, executed by RAFI VENTURA, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for HOME-BRIDGE FINANCIAL SERVICES, INC. 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: 1253 N SWEETZER AVE APT 2, WEST HOLLYWOOD, CA 90069-3095 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,200,796.59 (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, CA08000371-24-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000371-24-1 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: September 24, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08000371-24-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 106642, Pub Dates: 10/03/2024, 10/10/2024, 10/17/2024, BEVERLY HILLS WEEKLY

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
MARTIN BUTEL  
CASE NO. 24STPB10437**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARTIN BUTEL.

A PETITION FOR PROBATE has been filed by THOMAS F. COLEMAN in the Superior Court of California, County of LOS ANGELES.

THE PETITION FOR PROBATE requests that THOMAS F. COLEMAN be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration

authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 10/30/24 at 8:30AM in Dept. 99 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.

In Pro Per Petitioner  
THOMAS F. COLEMAN  
27525 AVENIDA QUINTANA  
CATHEDRAL CITY CA 92234  
10/3, 10/10, 10/17/24  
CNS-3855926#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:  
BARRY ALAN CHASE AKA BARRY A. CHASE AKA BARRY CHASE AKA BARRY ALLAN 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 ALLAN CHASE, III. A PETITION FOR PROBATE has been filed by ASHLEY CHASE-HAYDEL in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that ASHLEY CHASE-HAYDEL be appointed as personal representative to administer the estate of the decedent.

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

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

A HEARING on the petition will be held in this court as follows: 11/06/24 at 8:30AM in Dept. 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.

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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  
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TUSTIN CA 92780  
Telephone (949) 253-0000  
10/3, 10/10, 10/17/24  
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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)

# Happy Rosh Hashana

As we gather on this sacred day of Rosh Hashanah, let us reflect on the past year and embrace the opportunity for a fresh start. The shofar's call awakens us to the promise of transformation and growth.

With apples and honey, we share our hopes for a sweet and blessed year ahead. May this year bring peace, love, and fulfillment to all, and may we be inscribed in the Book of Life for health and happiness.

L'shanah tovah tikatevu v'techatemu – May you be inscribed and sealed for a good year!



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## ACCOLADES



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Residential and Commercial Real Estate

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